

BOARD OF EQUALIZATION AND ASSESSMENT REVIEW**- D O C K E T -**

<input checked="" type="checkbox"/> Alan Anderson	<input checked="" type="checkbox"/> Stephen Kindric
<input type="checkbox"/> David Chitlik	<input checked="" type="checkbox"/> Gregory Wade
<input checked="" type="checkbox"/> Janet Coldsmith	<input checked="" type="checkbox"/> Michele Cappelle
<input checked="" type="checkbox"/> Joshua Bushma	<input checked="" type="checkbox"/> Betsy Gorman
<input checked="" type="checkbox"/> Vann Van Diepen	

DATE: Wednesday, September 11, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 04:00 PM	2602 MAIN LINE BLVD LLC 2601 RICHMOND HY 025.03-1A-02	L	1,206,600	1,206,600 L
	ACCT# 60040870	B	9,793,400	9,793,400 B
	CASE# 2024--027	T	11,000,000	11,000,000 T
	LUC: 401			
	LEAID: 1189 APP: EBRAUN	AGENT/REP: N/A		
REMARK				
DOCKET TIME 04:30 PM	GWC VIRGINIA PROPERTIES LLC C/O ALTUS GROUP US INC. 415 E MONROE AVE 044.01-02-01	L	2,817,225	2,817,225 L
	ACCT# 13427120	B	4,382,775	4,382,775 B
	CASE# 2024--029	T	7,200,000	7,200,000 T
	LUC: 401			
	LEAID: 1084 APP: EBRAUN	AGENT/REP: N/A		
REMARK				
DOCKET TIME 05:00 PM	WEC 99J 76 LLC 5101 DUKE ST 048.04-05-04	L	3,164,400	3,164,400 L
	ACCT# 50664920	B	2,930,600	2,930,600 B
	CASE# 2024--030	T	6,095,000	6,095,000 T
	LUC: 401			
	LEAID: 0585 APP: EBRAUN	AGENT/REP: N/A		
REMARK				
DOCKET TIME 05:30 PM	SAYASITHSENA BOUAKHAY OR SOMPHONE 3120 DUKE ST 061.04-01-08	L	2,470,973	2,470,973 L
	ACCT# 19360000	B	4,129,027	4,129,027 B
	CASE# 2024--031	T	6,600,000	6,600,000 T
	LUC: 401			
	LEAID: 1484 APP: EBRAUN	AGENT/REP: N/A		
REMARK				
DOCKET TIME 06:00 PM	HOPKINS INVESTMENT CO INC 433 S WASHINGTON ST 074.04-11-19	L	2,900,000	2,900,000 L
	ACCT# 11372500	B	2,665,000	2,665,000 B
	CASE# 2024--032	T	5,565,000	5,565,000 T
	LUC: 401			
	LEAID: 0894 APP: EBRAUN	AGENT/REP: N/A		
REMARK				



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Wednesday, September 11, 2024

TIME: 4:00 pm

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:

Anderson, Alan
Chitlik, David
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

ABSENT:

Bushman, Joshua
Cappelle, Michele

VIRTUAL:

N/A

MEETING MINUTES

1. 2024-027– 2601 RICHMOND HIGHWAY

Appellant: 4641 KENMORE VA LLC

Scheduled Time: 4:00 pm

Agent: Michael Portillo

Presenter: Office of Real Estate Assessments

Account #: 60040870

Appraiser: Eric Braun

Map-Block-Lot #: 025.03-1A-02

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$11,000,000 to \$9,795,000 by Anderson, Alan

SECOND: Coldsmith, Janet

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$9,795,000

2. 2024-029 – 415 E MONROE AVENUE

Appellant: GWC VIRGINIA PROPERTIES LLC C/O
ALTUS GROUP US INC.

Scheduled Time: 4:30 pm

Agent: Michael Portillo

Presenter: Office of Real Estate Assessments

Account #: 13427120

Appraiser: Eric Braun

Map-Block-Lot #: 044.01-02-01

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$7,200,000 by Anderson, Alan

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$7,200,000

3. 2024-030 – 5101 DUKE STREET

Appellant: WEC 99J 76 LLC

Scheduled Time: 5:00 pm

Agent: Michael Portillo

Presenter: Office of Real Estate Assessments

Account #: 50664920

Appraiser: Eric Braun

Map-Block-Lot #: 048.04-05-04

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$6,095,000 by Anderson, Alan

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$6,095,000

4. 2024-031 – 3120 DUKE STREET

Appellant: SAYASITHSENA BOUAKHAY OR SOMPHONE

Scheduled Time: 5:30 pm

Agent: Michael Portillo

Presenter: Office of Real Estate Assessments

Account #: 19360000

Appraiser: Eric Braun

Map-Block-Lot #: 061.04-01-08

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$6,600,000 by Anderson, Alan

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$6,600,000

5. 2024-032 – 433 S WASHINGTON STREET

Appellant: HOPKINS INVESTMENT CO INC.

Scheduled Time: 6:00 pm

Agent: Michael Portillo

Presenter: Office of Real Estate Assessments

Account #: 11372500

Appraiser: Eric Braun

Map-Block-Lot #: 074.04-11-19

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$5,565,000 by Wade, Gregory

SECOND: Anderson, Alan

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$5,565,000

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 60040870
Property Address: 2601 RICHMOND HY
Date of Board Action: 9/11/2024 Abstract code: 401

Board Action

- ☐ Motion to affirm assessment

Made by _____
Seconded by _____

Reason for affirming assessment:

- ☐ Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

☐ _____

- ☒ Motion to change assessment

Made by ANDERSON
Seconded by COLDSMITH

Revised Assessment:


Land: 1,206,600
Improvement: 8,588,400
Total: 9,795,000

Reason for assessment change:

- ☒ Assessment not uniform in relation to comparable property _____
☐ Assessment exceeded fair market value _____
☐ Assessment based on incorrect data _____
☐ Assessment not determined in accordance with generally accepted appraisal practice
☐ Other reasons: _____

Vote:					
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan	X	X			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth	X	X			
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: _____ Date: _____

Board Secretary:  Date: 9/11/25
Signature

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 13427120
Property Address: 415 E MONROE AVE
Date of Board Action: 9/11/2024 Abstract code: 401

Board Action

☒ Motion to affirm assessment
Made by ANDERSON
Seconded by WADSWORTH

Reason for affirming assessment:

☒ Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

☐ _____

☐ Motion to change assessment

Revised Assessment:

Land: _____

Improvement: _____

Total: _____

Made by _____
Seconded by _____

Reason for assessment change:

☐ Assessment not uniform in relation to comparable property _____

☐ Assessment exceeded fair market value _____


☐ Assessment based on incorrect data _____

☐ Assessment not determined in accordance with generally accepted appraisal practice

☐ Other reasons: _____

Vote:					
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Coldsmith, Janet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Gorman, Elizabeth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Kindrick, Stephen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Van Diepen, Vann	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Wade, Gregory	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			

Board Chairman: _____ Date: _____

Board Secretary:  Date: 9/11/24
Signature

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50664920

Property Address: 5101 DUKE ST

Date of Board Action: 9/11/2024

Abstract code: 401

Board Action

☒ Motion to affirm assessment

Made by Anderson

Seconded by Wade

Reason for affirming assessment:

☒ Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

☐

☐ Motion to change assessment

Revised Assessment:

Land: _____

Improvement: _____

Total: _____

Made by _____

Seconded by _____

Reason for assessment change:

☐ Assessment not uniform in relation to comparable property _____

☐ Assessment exceeded fair market value _____

☐ Assessment based on incorrect data _____

☐ Assessment not determined in accordance with generally accepted appraisal practice

☐ Other reasons: _____

Vote:					
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Coldsmith, Janet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Gorman, Elizabeth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Kindrick, Stephen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Van Diepen, Vann	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Wade, Gregory	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			

Board Chairman: _____ Date: _____

Signature

Board Secretary: _____ Date: 9/11/24

Signature

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 19360000
Property Address: 3120 DUKE ST
Date of Board Action: 9/11/2024 Abstract code: 401

Board Action

☒ Motion to affirm assessment

Made by Anderson
Seconded by Wade

Reason for affirming assessment:

☒ Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

☐ _____

☐ Motion to change assessment

Revised Assessment:

Land: _____

Improvement: _____

Total: _____

Made by _____
Seconded by _____

Reason for assessment change:

- ☐ Assessment not uniform in relation to comparable property _____
☐ Assessment exceeded fair market value _____
☐ Assessment based on incorrect data _____
☐ Assessment not determined in accordance with generally accepted appraisal practice
☐ Other reasons: _____

Vote:					
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan	X	X			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth	X	X			
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: _____ Date: _____

Board Secretary: Wade Signature Date: 9/11/24
Signature

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 11372500
Property Address: 433 S WASHINGTON ST
Date of Board Action: 9/11/2024 Abstract code: 401

Board Action

☒ Motion to affirm assessment

Made by Wade
Seconded by Anderson

Reason for affirming assessment:

☒ Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

☐ _____

☐ Motion to change assessment

Revised Assessment:

Land: _____

Improvement: _____

Total: _____

Made by _____
Seconded by _____

Reason for assessment change:

- ☐ Assessment not uniform in relation to comparable property _____
☐ Assessment exceeded fair market value _____
☐ Assessment based on incorrect data _____
☐ Assessment not determined in accordance with generally accepted appraisal practice
☐ Other reasons: _____

Vote:					
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan	X	X			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth	X	X			
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: _____ Date: _____

Board Secretary: Wade Signature Date: 9/11/24
Signature