

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 checked="" 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: Tuesday, September 17, 2024

| TIME | OWNER PROPERTY ADDRESS MAP REFERENCE # | | ASSESSMENTS | | BOARD DECISION |
|----------------------------|--|-------------------------|-------------|-------------|-------------------|
| DOCKET TIME 09:00 AM | GREENHILLS MAYFLOWER LLC 611 S PICKETT ST 057.04-05-05 | L | 9,741,000 | 9,741,000 | L |
| | ACCT# 36648050 | B | 2,694,000 | 3,046,000 | B |
| | CASE# 2024--020 | T | 12,435,000 | 12,787,000 | T |
| | LUC: 486 | | | | |
| | LEAID: 0581 APP: AMILNES | AGENT/REP: N/A | | | |
| REMARK | | | | | |
| DOCKET TIME 09:30 AM | LRW LLC 600 S PICKETT ST 067.02-02-11 | L | 8,307,912 | 8,307,912 | L |
| | ACCT# 36808000 | B | 12,614,088 | 12,663,088 | B |
| | CASE# 2024--021 | T | 20,922,000 | 20,971,000 | T |
| | LUC: 486 | | | | |
| | LEAID: 0581 APP: AMILNES | AGENT/REP: N/A | | | |
| REMARK | | | | | |
| DOCKET TIME 10:00 AM | 3110 MOUNT VERNON LLC 3110 MT VERNON AV 015.04-07-04 | L | 15,770,000 | 15,770,000 | L |
| | ACCT# 15458000 | B | 100,786,000 | 92,069,000 | B |
| | CASE# 2024--023 | T | 116,556,000 | 107,839,000 | T |
| | LUC: 330 | | | | |
| | LEAID: 1087 APP: MLARSON | AGENT/REP: SUZANNE ROSS | | | |
| REMARK | | | | | |
| DOCKET TIME 10:30 AM | HTC 4/5 PROJECT OWNER LLC 2424 MILL RD 072.04-03-41 | L | 46,290,000 | 46,290,000 | L |
| | ACCT# 60030750 | B | 307,843,000 | 310,119,000 | B |
| | CASE# 2024--037 | T | 354,133,000 | 356,409,000 | T |
| | LUC: 330 | | | | |
| | LEAID: 1581 APP: MLARSON | AGENT/REP: SUZANNE ROSS | | | |
| REMARK | | | | | |
| DOCKET TIME 11:00 AM | 4901 SEMINARY RD (VA) OWNER LLC 5055 SEMINARY RD 1 020.01-0A-1.101 | L | 17,080,000 | 17,080,000 | L |
| | ACCT# 60032860 | B | 47,165,000 | 43,603,000 | B |
| | CASE# 2024--022 | T | 64,245,000 | 60,683,000 | T |
| | LUC: 330 | | | | |
| | LEAID: 0186 APP: MLARSON | AGENT/REP: SUZANNE ROSS | | | |
| REMARK | | | | | |

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 checked="" 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: Tuesday, September 17, 2024

| TIME | OWNER PROPERTY ADDRESS MAP REFERENCE # | | ASSESSMENTS | | BOARD DECISION |
|----------------------------|--|-------------------------|-------------|------------|-------------------|
| DOCKET TIME 11:30 AM | 5021 SEMINARY RD (VA) OWNER LLC | | | | |
| | 5055 SEMINARY RD 4 | L | 18,360,000 | 18,360,000 | L |
| | 020.01-0A-1.401 | | | | |
| | ACCT# 60032890 | B | 65,290,200 | 57,072,000 | B |
| | CASE# 2024--041 | T | 83,650,200 | 75,432,000 | T |
| | LUC: 330 | | | | |
| LEAID: 0186 APP: MLARSON | | AGENT/REP: SUZANNE ROSS | | | |
| REMARK | | | | | |
| DOCKET TIME 12:00 PM | 5001 SEMINARY RD (VA) OWNER LLC | | | | |
| | 5055 SEMINARY RD 3 | L | 17,040,000 | 17,040,000 | L |
| | 020.01-0A-1.301 | | | | |
| | ACCT# 60032880 | B | 43,724,000 | 41,241,000 | B |
| | CASE# 2024--042 | T | 60,764,000 | 58,281,000 | T |
| | LUC: 330 | | | | |
| LEAID: 0186 APP: MLARSON | | AGENT/REP: SUZANNE ROSS | | | |
| REMARK | | | | | |
| DOCKET TIME 12:30 PM | 5055 SEMINARY RD (VA) OWNER | | | | |
| | 5055 SEMINARY RD 5 | L | 22,840,000 | 22,840,000 | L |
| | 020.01-0A-1.501 | | | | |
| | ACCT# 60032900 | B | 56,697,000 | 51,202,000 | B |
| | CASE# 2024--043 | T | 79,537,000 | 74,042,000 | T |
| | LUC: 330 | | | | |
| LEAID: 0186 APP: MLARSON | | AGENT/REP: SUZANNE ROSS | | | |
| REMARK | | | | | |



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, September 17, 2024

TIME: 9:00 am

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:

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

ABSENT:

Cappelle, Michele

VIRTUAL:

N/A

MEETING MINUTES

1. 2024-020- 611 S PICKETT STREET

Appellant: GREENHILL MAYFLOWER LLC

Scheduled Time: 9:00 am

Agent: Rachel Powell Griner

Presenter: Office of Real Estate Assessments

Account #: 36648050

Appraiser: Annwyn Milnes

Map-Block-Lot #: 057.04-05-05

Appraiser Supervisor: Bryan Page

MOTION: To affirm the 2024 assessed value of \$12,787,000 by Van Diepen, Vann

SECOND: Coldsmith, Janet

APPROVED:

IN FAVOR:

Anderson, Alan
Bushman, Joshua
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

Chitlik, David

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$12,787,000

2. 2024-021 – 600 S PICKETT STREET

Appellant: LRW LLC

Scheduled Time: 9:30 am

Agent: Rachel Powell Griner

Presenter: Office of Real Estate Assessments

Account #: 36808000

Appraiser: Annwyn Milnes

Map-Block-Lot #: 067.02-02-11

Appraiser Supervisor: Bryan Page

MOTION: To reduce the 2024 assessed value of \$20,971,000 to \$19,465,700 by Bushman, Joshua

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

Anderson, Alan
Bushman, Joshua
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

Coldsmith, Janet

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$19,465,700

3. 2024-037 – 2424 MILL ROAD

Appellant: HTC 4/5 PROJECT OWNER LLC

Scheduled Time: 10:30 am

Agent: Suzanne Ross

Presenter: Office of Real Estate Assessments

Account #: 60030750

Appraiser: Madison Blume

Map-Block-Lot #: 072.04-03-41

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$365,409,000 by Bushman, Joshua

SECOND: Van Diepen, Vann

APPROVED:

IN FAVOR:

Anderson, Alan
Bushman, Joshua
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 - \$365,409,000

APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING

1. 2024-023 – 3110 MT VERNON AVENUE

Appellant: 3110 MOUNT VERNON LLC

Scheduled Time: 10:00 am

Agent: Suzanne Ross

Presenter: Office of Real Estate Assessments

Account #: 15458000

Appraiser: Madison Blume

Map-Block-Lot #: 015.04-07-04

Appraiser Supervisor: Annwyn Milnes

REASON: Agent decided to no longer pursue the case.

2. 2024-022 – 5055 SEMINARY ROAD 1

Appellant: 4901 SEMINARY ROAD (VA) OWNER LLC

Scheduled Time: 11:00 am

Agent: Suzanne Ross

Presenter: Office of Real Estate Assessments

Account #: 60032860

Appraiser: Madison Blume

Map-Block-Lot #: 020.01-0A-1.101

Appraiser Supervisor: Annwyn Milnes

REASON: Agent decided to no longer pursue the case.

3. 2024-041 – 5055 SEMINARY ROAD 4

Appellant: 5021 SEMINARY ROAD (VA) OWNER LLC

Scheduled Time: 11:30 am

Agent: Suzanne Ross

Presenter: Office of Real Estate Assessments

Account #: 60032890

Appraiser: Madison Blume

Map-Block-Lot #: 020.01-0A-1.401

Appraiser Supervisor: Annwyn Milnes

REASON: Agent accepted appraiser's recommendation of \$71,700,944.

4. 2024-042 – 5055 SEMINARY ROAD 3

Appellant: 5001 SEMINARY ROAD (VA) OWNER LLC

Scheduled Time: 12:00 pm

Agent: Suzanne Ross

Presenter: Office of Real Estate Assessments

Account #: 60032860

Appraiser: Madison Blume

Map-Block-Lot #: 020.01-0A-1.301

Appraiser Supervisor: Annwyn Milnes

REASON: Agent decided to no longer pursue the case.

5. 2024-043 – 5055 SEMINARY ROAD 5

Appellant: 5055 SEMINARY ROAD (VA) OWNER

Scheduled Time: 12:30 pm

Agent: Suzanne Ross

Presenter: Office of Real Estate Assessments

Account #: 60032900

Appraiser: Madison Blume

Map-Block-Lot #: 020.01-0A-1.501

Appraiser Supervisor: Annwyn Milnes

REASON: Agent accepted appraiser's recommendation of \$65,715,000.

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 36648050
Property Address: 611 S PICKETT ST
Date of Board Action: 9/17/2024 Abstract code: 486

Board Action

☒ Motion to affirm assessment
Made by VAN DIEPEN
Seconded by COLDSMITH

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 | X | X | | | |
| 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: [Signature]
Signature

Date: 9/17/24

Board Secretary: [Signature]
Signature

Date: 9/17/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 36808000
Property Address: 600 S PICKETT ST
Date of Board Action: 9/17/2024 Abstract code: 486

Board Action

☒ Motion to affirm assessment
Made by BUSHMAN
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
Made by BUSHMAN
Seconded by WADE

Revised Assessment:

Land: 8,307,912
Improvement: 11,152,788
Total: 19,460,700

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 | X | X | | | |
| 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: [Signature]

Signature

Date: 9/17/24

Board Secretary: [Signature]

Signature

Date: 9/17/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 60030750
Property Address: 2424 MILL RD
Date of Board Action: 9/17/2024

Abstract code: 330

Board Action

☒ Motion to affirm assessment
Made by Bushman
Seconded by VANDERKAM

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: _____

Made by _____

Improvement: _____

Seconded by _____

Total: _____

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 | X | X | | | |
| 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: _____

Signature

Date: 9/27/24

Board Secretary: _____

Signature

Date: 9/17/24