

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

<input checked="" type="checkbox"/> Alan Anderson	<input checked="" type="checkbox"/> Stephen Kindrick
<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: Wednesday, September 18, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS		BOARD DECISION
DOCKET TIME 04:00 PM	HSRE-CAPMED ALEXANDRIA PC LLC				
	4660 KENMORE AV	L	3,955,000	3,955,000	L
	030.01-02-01				
	ACCT# 46456100	B	27,531,000	26,356,000	B
	CASE# 2024--025	T	31,486,000	30,311,000	T
	LUC: 487				
LEAID: 1286 APP: JLIPSCOMB		AGENT/REP: SUZANNE ROSS			
REMARK					
DOCKET TIME 04:30 PM	SUBURBAN INVESTORS LLC				
	630 S WASHINGTON ST	L	2,467,500	2,467,500	L
	080.02-02-24				
	ACCT# 50613750	B	88,869	88,869	B
	CASE# 2024--039	T	2,556,369	2,556,369	T
	LUC: 400				
LEAID: 0894 APP: GRICHARDSON		AGENT/REP: SUZANNE ROSS			
REMARK					
DOCKET TIME 05:00 PM	ALSCO INC				
	725 S PICKETT ST	L	3,499,514	3,499,514	L
	067.01-01-04				
	ACCT# 37488000	B	5,768,486	5,812,486	B
	CASE# 2024--139	T	9,268,000	9,312,000	T
	LUC: 486				
LEAID: 0581 APP: AMILNES		AGENT/REP: N/A			
REMARK					
DOCKET TIME 05:30 PM	APTA CENTENNIAL PROPERTIES LLC				
	3050 POTOMAC AV	L		0	L
	025.01-05-19				
	ACCT# 60046800	B		0	B
	CASE# 2024--057	T		0	T
	LUC: 941				
LEAID: 1189 APP: JLIPSCOMB		AGENT/REP: MARK F. ROGERS			
REMARK					
DOCKET TIME 05:30 PM	APTA CENTENNIAL PROPERTIES LLC				
	3030 POTOMAC AV	L	5,417,200	5,417,200	L
	025.01-05-17				
	ACCT# 60032500	B	25,767,800	26,004,800	B
	CASE# 2024--057	T	31,185,000	31,422,000	T
	LUC: 487				
LEAID: 1189 APP: JLIPSCOMB		AGENT/REP: MARK F. ROGERS			
REMARK					

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

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<input checked="" type="checkbox"/> Vann Van Diepen	

DATE: Wednesday, September 18, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #	ASSESSMENTS				BOARD DECISION
DOCKET TIME 06:00 PM	99 CANAL PROPERTIES LLC 99 CANAL CENTER PZ 055.01-04-14	L	9,233,055	9,233,055	L	
	ACCT# 50452010	B	24,570,945	24,570,945	B	
	CASE# 2024--071	T	33,804,000	33,804,000	T	
	LUC: 487					
	LEAID: 0990 APP: JLIPSCOMB	AGENT/REP: MARK F. ROGERS				
REMARK						

DOCKET	WASHINGTON SQUARE CENTER LLC				
TIME	615 N WASHINGTON ST				
06:30 PM	054.04-15-01	L	12,014,530	12,014,530	L
		B	44,315,470	40,985,470	B
	ACCT# 12136500				
	CASE# 2024--135	T	56,330,000	53,000,000	T
	LUC: 487				
	LEAID: 0990	APP: JLIPSCOMB	AGENT/REP: MARK F. ROGERS		
REMARK					



OFFICE OF REAL ESTATE ASSESSMENTS  
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

**MEETING INFORMATION**

**DATE:** Wednesday, September 18, 2024

**TIME:** 4:30 pm

**LOCATION:** City Hall, Room 3008

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**ATTENDANCE**

**PRESENT:**

Cappelle, Michelle  
Coldsmith, Janet  
Gorman, Elizabeth  
Kindrick, Stephen  
Van Diepen, Vann  
Wade, Gregory

**ABSENT:**

Anderson, Alan  
Bushman, Joshua  
Chitlik, David

**VIRTUAL:**

N/A

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**MEETING MINUTES**

**1. 2024-039– 630 S WASHINGTON STREET**

**Appellant:** SUBURBAN INVESTORS LLC

**Scheduled Time:** 4:30 pm

**Agent:** Suzanne Ross

**Presenter:** Office of Real Estate Assessments

**Account #:** 50613750

**Appraiser:** Aracelie Hernandez

**Map-Block-Lot #:** 080.02-02-24

**Appraiser Supervisor:** Stephanie Branizor

**MOTION:** To affirm the 2024 assessed value of \$2,556,369 by Coldsmith, Janet

**SECOND:** Wade, Gregory

**APPROVED:**

**IN FAVOR:**

Cappelle, Michelle  
Coldsmith, Janet  
Gorman, Elizabeth  
Kindrick, Stephen  
Van Diepen, Vann  
Wade, Gregory

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

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2024 Assessment Affirmed - \$2,556,369

**2. 2024-139 – 725 S PICKETT STREET**

**Appellant:** ALSCO INC.

**Scheduled Time:** 5:00 pm

**Agent:** Daniel DeGregorio

**Presenter:** Office of Real Estate Assessments

**Account #:** 37488000

**Appraiser:** Annwyn Milnes

**Map-Block-Lot #:** 067.01-01-04

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm the 2024 assessed value of \$9,312,000 by Van Diepen, Vann

**SECOND:** Wade, Gregory

**APPROVED:**

**IN FAVOR:**

Cappelle, Michelle  
Coldsmith, Janet  
Gorman, Elizabeth  
Kindrick, Stephen  
Van Diepen, Vann  
Wade, Gregory

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Affirmed - \$9,312,000

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**APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING**

**1. 2024-025 – 4660 KENMORE AVENUE**

**Appellant:** HSRE-CAPMED ALEXANDRIA PC LLC

**Scheduled Time:** 04:00 pm

**Agent:** Suzanne Ross

**Presenter:** Office of Real Estate Assessments

**Account #:** 46456100

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 030.01-02-01

**Appraiser Supervisor:** Bryan Page

**REASON:** Agent decided to no longer pursue the case.

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**2. 2024-057 – 3050 POTOMAC AVENUE, 3030 POTOMAC AVENUE**

**Appellant:** APTA CENTENNIAL PROPERTIES  
LLC

**Scheduled Time:** 05:30 pm

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 60046800, 60032500

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 025.01-05-19, 025.01-05-17

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Agent accepted appraiser's recommendation of \$26,625,000.

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**3. 2024-071 – 99 CANAL CENTER PLAZA**

**Appellant:** 99 CANAL PROPERTIES LLC

**Scheduled Time:** 10:30 am

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 50452010

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 055.01-04-14

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Agent accepted appraiser's recommendation of \$32,671,000.

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**4. 2024-135 – 615 NORTH WASHINGTON STREET**

**Appellant:** WASHINGTON SQUARE CENTER  
LLC

**Scheduled Time:** 06:30 pm

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 12136500

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 054.04-15-01

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Agent accepted appraiser's recommendation of \$52,036,000.

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**CITY OF ALEXANDRIA BOARD OF EQUALIZATION**  
**Minutes and Decision**

Property Account No. 50613750  
Property Address: 630 S WASHINGTON ST  
Date of Board Action: 9/18/2024 Abstract code: 400

**Board Action**

☒ Motion to affirm assessment  
Made by COLDSMITH  
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:**

Made by \_\_\_\_\_  
Seconded by \_\_\_\_\_

Land: \_\_\_\_\_  
Improvement: \_\_\_\_\_  
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					
Bushman, Joshua					
Cappelle, Michele	X	X			
Chitlik, David					
Coldsmith, Janet	X	X			
Gorman, Elizabeth	X	X			
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: \_\_\_\_\_

*Janet Coldsmith*  
Signature

Date: \_\_\_\_\_

*9/18/24*

Board Secretary: \_\_\_\_\_

*V. A. N. D.*  
Signature

Date: \_\_\_\_\_

*9/18/24*

**CITY OF ALEXANDRIA BOARD OF EQUALIZATION**  
**Minutes and Decision**

Property Account No. 37488000  
Property Address: 725 S PICKETT ST  
Date of Board Action: 9/18/2024 Abstract code: 486

**Board Action**

☒ Motion to affirm assessment  
Made by VAN DIEPEN  
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 \_\_\_\_\_

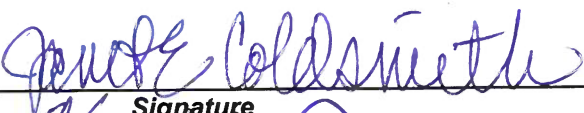

☐ Assessment based on incorrect data \_\_\_\_\_

☐ Assessment not determined in accordance with generally accepted appraisal practice

☐ Other reasons: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

Board Chairman:  Date: 9/18/24  
Signature  
Board Secretary:  Date: 9/18/24  
Signature