

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

☒ Alan Anderson    ☒ Stephen Kindrick  
☒ David Chitlik    ☒ Gregory Wade  
☒ Janet Coldsmith    ☒ Michele Cappelle  
☒ Joshua Bushma    ☒ Betsy Gorman  
☒ Vann Van Diepen

DATE: Tuesday, September 24, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 09:00 AM	BARSNESS GEORGE P OR KATHERINE R 309 MANSION DR 023.04-09-22	L	772,478	849,726 L
	ACCT# 16031000	B	945,042	1,040,916 B
	CASE# 2024--048	T	1,717,520	1,890,642 T
	LUC: 100			
	LEAID: 0714 APP: AHERNANDEZ AGENT/REP: N/A			
REMARK				
DOCKET TIME 09:30 AM	431 S COLUJMBUS ST OWNER LLC 416 S ALFRED ST 074.04-12-16	L	0	0 L
	ACCT# 11356700	B	0	0 B
	CASE# 2024--058	T	0	0 T
	LUC: 942			
	LEAID: 1385 APP: MLARSON AGENT/REP: MARK F. ROGERS			
REMARK				
DOCKET TIME 09:30 AM	431 S COLUMBUS ST OWNER LLC 431 S COLUMBUS ST 074.04-12-15	L	35,285,000	34,419,000 L
	ACCT# 11356600	B	0	0 B
	CASE# 2024--058	T	35,285,000	34,419,000 T
	LUC: 320			
	LEAID: 1385 APP: MLARSON AGENT/REP: MARK F. ROGERS			
REMARK				
DOCKET TIME 10:00 AM	LINK HILL PARTNERS LLC ETAL MARK INVESTOR LLC 100 S REYNOLDS ST 058.01-02-03	L	10,500,000	10,500,000 L
	ACCT# 60030960	B	34,730,000	31,882,000 B
	CASE# 2024--068	T	45,230,000	42,382,000 T
	LUC: 330			
	LEAID: 0586 APP: MLARSON AGENT/REP: MARK F. ROGERS			
REMARK				
DOCKET TIME 10:30 AM	U S REIF 2900 EISENHOWER AVE VIRGINA LLC 2900 EISENHOWER AVE 071.04-02-10	L	2,773,950	2,662,992 L
	ACCT# 50512230	B	7,599,050	7,710,008 B
	CASE# 2024--088	T	10,373,000	10,373,000 T
	LUC: 487			
	LEAID: 0490 APP: JLIPSCOMB AGENT/REP: N/A			
REMARK				

**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: Tuesday, September 24, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #	ASSESSMENTS				BOARD DECISION
DOCKET TIME 11:00 AM	PENTAGON FEDERAL CREDIT UNION 2930 EISENHOWER AVE 071.04-02-11  ACCT# 50590900 CASE# 2024--089 LUC: 487 LEAID: 0490 APP: JLIPSCOMB					
		L	2,799,300	2,687,328	L	
		B	10,081,700	10,193,672	B	
		T	12,881,000	12,881,000	T	
	AGENT/REP: N/A					
REMARK						
DOCKET TIME 11:30 AM	NP 115 LLC 2000 EISENHOWER AVE 079.01-01-01  ACCT# 50160600 CASE# 2024--097 LUC: 487 LEAID: 1581 APP: JLIPSCOMB					
		L	16,318,018	16,318,018	L	
		B	20,248,682	20,248,682	B	
		T	36,566,700	36,566,700	T	
	AGENT/REP: N/A					
REMARK						
DOCKET TIME 12:00 PM	1733 CMAA LLC 1733 KING ST 063.04-06-22  ACCT# 50591600 CASE# 2024--111 LUC: 487 LEAID: 0487 APP: JLIPSCOMB					
		L	1,056,900	1,056,900	L	
		B	2,411,100	2,411,100	B	
		T	3,468,000	3,468,000	T	
	AGENT/REP: N/A					
REMARK						
DOCKET TIME 12:30 PM	NAPS PROPERTY INC 1727 KING ST 063.04-06-23  ACCT# 50591630 CASE# 2024--112 LUC: 487 LEAID: 0487 APP: JLIPSCOMB					
		L	2,404,800	2,404,800	L	
		B	2,615,200	2,615,200	B	
		T	5,020,000	5,020,000	T	
	AGENT/REP: N/A					
REMARK						



OFFICE OF REAL ESTATE ASSESSMENTS  
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

**MEETING INFORMATION**

**DATE:** Tuesday, September 24, 2024

**TIME:** 9:00 am

**LOCATION:** City Hall, Room 3008

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**ATTENDANCE**

**PRESENT:**

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

**ABSENT:**

Anderson, Alan  
Cappelle, Michele

**VIRTUAL:**

N/A

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**MEETING MINUTES**

**1. 2024-048– 309 MANSION DRIVE**

**Appellant:** GEORGE AND KATHERINE  
BARSNESS

**Scheduled Time:** 9:00 am

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 16031000

**Appraiser:** Aracelie Hernandez

**Map-Block-Lot #:** 023.04-09-22

**Appraiser Supervisor:** Stephanie Branizor

**MOTION:** To affirm the 2023 assessed value of \$1,899,642 by Kindrick, Stephen

**SECOND:** Wade, Gregory

**APPROVED:**

**IN FAVOR:**

Bushman, Joshua  
Chitlik, David  
Coldsmith, Janet  
Kindrick, Stephen  
Van Diepen, Vann  
Wade, Gregory

**AGAINST:**

Gorman, Elizabeth

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Affirmed - \$1,899,642 (Later scheduled for rehearing en banc on December 13, 2024)

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

**1. 2024-058 – 416 S ALFRED STREET**

**Appellant:** 431 S COLUMBUS STREET  
OWNER LLC

**Scheduled Time:** 9:30 am

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 11356700

**Appraiser:** Madison Blume

**Map-Block-Lot #:** 074.04-12-16

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Rescheduled for later date.

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**2. 2024-058– 431 S COLUMBUS STREET**

**Appellant:** 431 S COLUMBUS STREET  
OWNER LLC

**Scheduled Time:** 9:30 am

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 11356600

**Appraiser:** Madison Blume

**Map-Block-Lot #:** 074.04-12-15

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Rescheduled for later date.

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**3. 2024-068– 100 S REYNOLDS STREET**

**Appellant:** LINK HILL PROPERTIES LLC  
ETAL MARK INVESTOR LLC

**Scheduled Time:** 10:00 am

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 60030960

**Appraiser:** Madison Blume

**Map-Block-Lot #:** 058.01-02-03

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Rescheduled for later date.

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**4. 2024-088– 2900 EISENHOWER AVENUE**

**Appellant:** U S REIF 2900 EISENHOWER AVE  
VIRGINIA LLC

**Scheduled Time:** 10:30 am

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 50512230

**Appraiser:** Jessica-Wills Lipscomb

**Map-Block-Lot #:** 071.04-02-10

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Rescheduled for later date.

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**5. 2024-089– 2930 EISENHOWER AVENUE**

**Appellant:** PENTAGON FEDERAL CREDIT UNION

**Scheduled Time:** 11:00 am

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 50590900

**Appraiser:** Jessica-Wills Lipscomb

**Map-Block-Lot #:** 071.04-02-11

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Rescheduled for later date.

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**6. 2024-097– 200 EISENHOWER AVENUE**

**Appellant:** NP 115 LLC

**Scheduled Time:** 11:30 am

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 50160600

**Appraiser:** Jessica-Wills Lipscomb

**Map-Block-Lot #:** 079.01-01-01

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Rescheduled for later date.

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**7. 2024-111– 1733 KING STREET**

**Appellant:** 1733 CMAA LLC

**Scheduled Time:** 12:00 pm

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 11356600

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 074.04-12-15

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Rescheduled for later date.

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**8. 2024-112– 1727 KING STREET**

**Appellant:** NAPS PROPERTY INC

**Scheduled Time:** 12:30 pm

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 50591630

**Appraiser:** Jessica-Wills Lipscomb

**Map-Block-Lot #:** 063.04-06-23

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Rescheduled for later date.

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

Property Account No. 16031000  
Property Address: 309 MANSION DR  
Date of Board Action: 9/24/2024 Abstract code: 100

**Board Action**

☒ Motion to affirm assessment  
Made by KINDRICK  
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	X	X			
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth	X	<del>X</del>	X		
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: 

Signature

Date: 9/24/24

Board Secretary: 

Signature

Date: 9/24/24