

BOARD OF EQUALIZATION AND ASSESSMENT REVIEW**- D O C K E T -**
☐ Alan Anderson
☒ David Chitlik
☐ Janet Coldsmith
☒ William Brock

☒ Stephen Kindrick
☐ Michele Cappelle
☒ Elizabeth Gorman
☒ Gregory Wade
☐ Vann Van Diepen

DATE: Tuesday, August 05, 2025

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #	ASSESSMENTS			BOARD DECISION
		2024	2025		
DOCKET TIME 09:00 AM	HTC 4/5 PROJECT OWNER LLC				
	2424 MILL RD	L	46,290,000	46,290,000	L
	072.04-03-41	B	310,119,000	297,283,000	B
	ACCT# 60030750	T	356,409,000	343,573,000	T
	CASE# 2025-038				
	LUC: 330				
	LEAID: 1581	APP: MBLUME	AGENT/REP: Suzanne Ross		Altus Group
REMARK					
DOCKET TIME 09:30 AM	3110 MOUNT VERNON LLC				
	3110 MT VERNON AV	L	15,770,000	15,770,000	L
	015.04-07-04	B	92,069,000	87,337,000	B
	ACCT# 15458000	T	107,839,000	103,107,000	T
	CASE# 2025-039				
	LUC: 330				
	LEAID: 1087	APP: MBLUME	AGENT/REP: Suzanne Ross		Altus Group
REMARK					
DOCKET TIME 10:00 AM	ERP OPERATING LIMITED PARTNERSHIP				
	2201 MILL RD	L	23,625,000	23,625,000	L
	079.01-01-03	B	77,392,000	72,937,000	B
	ACCT# 50314700	T	101,017,000	96,562,000	T
	CASE# 2025-041				
	LUC: 320				
	LEAID: 1581	APP: MBLUME	AGENT/REP: Suzanne Ross		Altus Group
REMARK					
DOCKET TIME 10:30 AM	AVANATH ALEXANDRIA STATION LLC				
	296 S WHITING ST	L	14,100,000	14,100,000	L
	057.01-03-04	B	20,925,000	20,502,000	B
	ACCT# 37184050	T	35,025,000	34,602,000	T
	CASE# 2025-042				
	LUC: 320				
	LEAID: 0586	APP: MBLUME	AGENT/REP: Suzanne Ross		Altus Group
REMARK					
DOCKET TIME 11:00 AM	5100 FILLMORE AVENUE PROPERTY OWNER LLC				
	5100 FILLMORE AV	L	10,450,000	10,450,000	L
	011.01-01-01	B	6,096,000	16,870,000	B
	ACCT# 43616020	T	16,546,000	27,320,000	T
	CASE# 2025-040				
	LUC: 492				
	LEAID: 0185	APP: BPAGE	AGENT/REP: Suzanne Ross		Altus Group
REMARK					

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TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #	ASSESSMENTS			BOARD DECISION
		2024	2025		
DOCKET TIME 11:30 AM	4641 KENMORE VA LLC				
	4641 KENMORE AV	L	6,090,000	6,090,000	L
	020.03-01-01	B	3,635,000	2,685,000	B
	ACCT# 46472010	T	9,725,000	8,775,000	T
	CASE# 2025-032				
	LUC: 470				
	LEAID: 1286	APP: SBRANIZOR	AGENT/REP: Libba McCraw		Ryan
REMARK					
DOCKET TIME 12:00 PM	ROCKVILLE HOSPITALITY LLC				
	6254 DUKE ST	L	4,500,000	4,500,000	L
	046.02-01-01	B	2,935,000	6,185,000	B
	ACCT# 50449400	T	7,435,000	10,685,000	T
	CASE# 2025-079				
	LUC: 470				
	LEAID: 0184	APP: SBRANIZOR	AGENT/REP: Libba McCraw		Ryan
REMARK					
DOCKET TIME 12:30 PM	BRAGG STREET HOSPITALITY LLC				
	110 S BRAGG ST	L	6,000,000	6,000,000	L
	047.01-01-01	B	1,645,000	1,700,000	B
	ACCT# 50245300	T	7,645,000	7,700,000	T
	CASE# 2025-080				
	LUC: 470				
	LEAID: 0184	APP: SBRANIZOR	AGENT/REP: Libba McCraw		Ryan
REMARK					



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, August 05, 2025

TIME: 09:00 am

LOCATION: City Hall, Room 3008

MEETING ATTENDANCE

PRESENT:

Stephen Kindrick

ABSENT:

Alan Anderson

William Brock

Vann Van Diepen

VIRTUAL:

Michele Cappelle

David Chitlik

Janet Coldsmith

Elizabeth Gorman

Gregory Wade

APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING

1. 2025-038 – 2424 MILL RD.

Appellant: HTC 4/5 PROJECT OWNER LLC

Scheduled Time: 09:00 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

REASON: Withdrawn without reduction in assessment.

2. 2025-039 – 3110 MT. VERNON AVE.

Appellant: 3110 MOUNT VERNON LLC

Scheduled Time: 09:30 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: Accepted recommendation to lower 2025 Assessed Value to \$99,086,000.

3. 2025-041 – 2201 MILL RD.

Appellant: ERP OPERATING LIMITED PARTNERSHIP	Scheduled Time: 10:00 am
Agent: Suzanne Ross	Presenter: Office of Real Estate Assessments
Account #: 50314700	Appraiser: Madison Blume
Map-Block-Lot #: 079.01-01-03	Appraiser Supervisor: Annwyn Milnes

REASON: Withdrawn without reduction in assessment.

4. 2025-042 – 296 W WHITING ST.

Appellant: AVANATH ALEXANDRIA STATION LLC	Scheduled Time: 10:30 am
Agent: Suzanne Ross	Presenter: Office of Real Estate Assessments
Account #: 37184050	Appraiser: Madison Blume
Map-Block-Lot #: 057.01-03-04	Appraiser Supervisor: Bryan Page

REASON: Withdrawn without reduction in assessment.

5. 2025-040 – 5100 FILLMORE AVE.

Appellant: 5100 FILLMORE AVENUE PROPERTY OWNER LLC	Scheduled Time: 11:00 am
Agent: Suzanne Ross	Presenter: Office of Real Estate Assessments
Account #: 43616020	Assessor: Bryan Page
Map-Block-Lot #: 011.01-01-01	Appraiser Supervisor: N/A

REASON: Accepted recommendation to lower 2025 Assessed Value to \$22,080,000.

6. 2025-032 – 4641 KENMORE AVE LLC.

Appellant: 4641 KENMORE VA LLC	Scheduled Time: 11:30 am
Agent: Libba McCraw	Presenter: Office of Real Estate Assessments
Account #: 46472010	Appraiser: Stephanie Branizor
Map-Block-Lot #: 020.03-01-01	Appraiser Supervisor: Bryan Page

REASON: Accepted recommendation to lower 2025 Assessed Value to \$8,775,000.

7. 2025-079 – 6254 DUKE ST.

Appellant: ROCKVILLE HOSPITALITY LLC	Scheduled Time: 12:00 pm
Agent: Libba McCraw	Presenter: Office of Real Estate Assessments
Account #: 50449400	Appraiser: Stephanie Branizor
Map-Block-Lot #: 046.02-01-01	Appraiser Supervisor: Bryan Page

REASON: Accepted recommendation to lower 2025 Assessed Value to \$10,685,000.

8. 2025-080 – 110 S BRAGG ST.

Appellant: BRAGG STREET HOSPITALITY LLC

Scheduled Time: 12:30 pm

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50245300

Appraiser: Stephanie Branizor

Map-Block-Lot #: 047.01-01-01

Appraiser Supervisor: Bryan Page

REASON: Accepted recommendation to lower 2025 Assessed Value to \$7,700,000.

NOTES

The Office of Real Estate Assessments drafted and presented a commercial valuation refresher training for Board of Equalization members. The training was to be conducted immediately following August 5th appeal hearings. Since there were no appeal hearings, only the training was conducted, beginning at 9:30 am.

