

# BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

- D O C K E T -

- |   |  |
|---|--|
| <input type="checkbox"/> Alan Anderson            | <input checked="" type="checkbox"/> Stephen Kindrick |
| <input checked="" type="checkbox"/> David Chitlik | <input checked="" type="checkbox"/> Michele Cappelle |
| <input type="checkbox"/> Janet Coldsmith          | <input checked="" type="checkbox"/> Elizabeth Gorman |
| <input type="checkbox"/> William Brock            | <input checked="" type="checkbox"/> Gregory Wade     |
|   | <input checked="" type="checkbox"/> Vann Van Diepen  |

DATE: Wednesday, August 06, 2025

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS		BOARD DECISION
			2024	2025	
DOCKET TIME 04:00 PM	SAYASITHSENA BOUAKHAY OR SOMPHONE 3120 DUKE ST 061.04-01-08	L	2,470,973	2,470,973	L
		B	4,129,027	3,537,027	B
	ACCT# 19360000	T	6,600,000	6,008,000	T
	CASE# 2025-047				
	LUC: 401				
	LEAID: 1484 APP: EBRAUN	AGENT/REP:			
REMARK					
DOCKET TIME 04:30 PM	2602 MAIN LINE BLVD LLC 2601 RICHMOND HY 025.03-1A-02	L	1,206,600	1,206,600	L
		B	8,588,400	8,893,400	B
	ACCT# 60040870	T	9,795,000	10,100,000	T
	CASE# 2025-048				
	LUC: 401				
	LEAID: 1189 APP: EBRAUN	AGENT/REP:			
REMARK					
DOCKET TIME 05:00 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
		B	4,382,775	4,382,775	B
	ACCT# 13427120	T	7,200,000	7,200,000	T
	CASE# 2025-049				
	LUC: 401				
	LEAID: 1084 APP: EBRAUN	AGENT/REP:			
REMARK					
DOCKET TIME 05:30 PM	WEC 99J 76 LLC 5101 DUKE ST 048.04-05-04	L	3,164,400	3,164,400	L
		B	2,930,600	2,945,600	B
	ACCT# 50664920	T	6,095,000	6,110,000	T
	CASE# 2025-050				
	LUC: 401				
	LEAID: 0585 APP: EBRAUN	AGENT/REP:			
REMARK					
DOCKET TIME 06:00 PM	TBR ASSOCIATES C/O THE MIDLAND COMPANIES 1527 N QUAKER LA 022.04-0B-10	L	1,084,266	1,084,266	L
		B	1,447,469	1,447,469	B
	ACCT# 50460290	T	2,531,735	2,531,735	T
	CASE# 2025-051				
	LUC: 165				
	LEAID: 0366 APP: EBRAUN	AGENT/REP:			

**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: Wednesday, August 06, 2025

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #	ASSESSMENTS			BOARD DECISION
		2024	2025		
DOCKET TIME 06:00 PM	TBR ASSOCIATES C/O THE MIDLAND COMPANIES				
	1529 N QUAKER LA	L	364,734	364,734	L
	022.04-0B-11	B	486,911	486,911	B
	ACCT# 50460300	T	851,645	851,645	T
	CASE# 2025-051				
	LUC: 165				
	LEAID: 0366	APP: EBRAUN	AGENT/REP:		
DOCKET TIME 06:00 PM	TBR ASSOCIATES C/O THE MIDLAND COMPANIES				
	1531 N QUAKER LA	L	287,109	287,109	L
	022.04-0B-12	B	383,284	383,284	B
	ACCT# 50460310	T	670,393	670,393	T
	CASE# 2025-051				
	LUC: 165				
	LEAID: 0366	APP: EBRAUN	AGENT/REP:		
DOCKET TIME 06:00 PM	TBR ASSOCIATES C/O THE MIDLAND COMPANIES				
	1535 N QUAKER LA	L	815,787	815,787	L
	022.04-0B-13	B	1,089,056	1,089,056	B
	ACCT# 50460320	T	1,904,843	1,904,843	T
	CASE# 2025-051				
	LUC: 165				
	LEAID: 0366	APP: EBRAUN	AGENT/REP:		
REMARK					
DOCKET TIME 06:30 PM	HOPKINS INVESTMENT CO INC				
	433 S WASHINGTON ST	L	2,900,000	2,900,000	L
	074.04-11-19	B	2,665,000	2,850,000	B
	ACCT# 11372500	T	5,565,000	5,750,000	T
	CASE# 2025-052				
	LUC: 401				
	LEAID: 0894	APP: EBRAUN	AGENT/REP:		
REMARK					



OFFICE OF REAL ESTATE ASSESSMENTS  
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

**MEETING INFORMATION**

**DATE:** Wednesday, August 06, 2025

**TIME:** 04:00 pm

**LOCATION:** City Hall, Room 3008

---

**MEETING ATTENDANCE**

**PRESENT:**  
N/A

**ABSENT:**  
N/A

**VIRTUAL:**  
N/A

---

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

**1. 2025-047 – 3120 DUKE ST.**

**Appellant:** SAYASITHSENA BOUAKHAY OR  
SOMPHONE

**Agent:** Katrina Snyder

**Account #:** 19360000

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

**Scheduled Time:** 04:00 pm

**Presenter:** Office of Real Estate Assessments

**Appraiser:** Eric Braun

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Withdrawn without reduction in assessment.

---

**2. 2025-048 – 2601 RICHMOND HWY.**

**Appellant:** 2602 MAIN LINE BLVD LLC

**Agent:** Katrina Snyder

**Account #:** 60040870

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

**Scheduled Time:** 04:30 pm

**Presenter:** Office of Real Estate Assessments

**Appraiser:** Eric Braun

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Accepted recommendation to lower 2025 Assessed Value to \$9,654,420.

---

**3. 2025-049 – 415 E MONROE AVE.**

**Appellant:** GWC VIRGINIA PROPERTIES LLC

**Agent:** Katrina Snyder

**Account #:** 13427120

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

**Scheduled Time:** 05:00 pm

**Presenter:** Office of Real Estate Assessments

**Appraiser:** Eric Braun

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Withdrawn without reduction in assessment.

---

**4. 2025-050 – 5101 DUKE ST.**

**Appellant:** WEC 99J 76 LLC

**Scheduled Time:** 05:30 pm

**Agent:** Katrina Snyder

**Presenter:** Office of Real Estate Assessments

**Account #:** 50664920

**Appraiser:** Eric Braun

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

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Withdrawn without reduction in assessment.

---

**5. 2025-051 – 1527, 1529, 1531, & 1535 N QUAKER LN.**

**Appellant:** TBR ASSOCIATES C/O THE  
MIDLAND COMPANIES

**Scheduled Time:** 06:00 pm

**Agent:** Katrina Snyder

**Presenter:** Office of Real Estate Assessments

**Account #:** 50460290, 50460300, 50460310, 50460320

**Appraiser:** Eric Braun

**Map-Block-Lot #:** 022.04-0B-10, 022.04-0B-11,  
022.04-0B-12, 022.04-0B-13

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Withdrawn without reduction in assessment.

---

**6. 2025-052 – 433 S WASHINGTON ST.**

**Appellant:** HOPKINS INVESTMENT CO INC

**Scheduled Time:** 06:30 pm

**Agent:** Katrina Snyder

**Presenter:** Office of Real Estate Assessments

**Account #:** 11372500

**Appraiser:** Eric Braun

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

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Withdrawn without reduction in assessment.

---

**NOTES**

All Appeals of Assessment hearings scheduled for August 06, 2025, were withdrawn prior to hearings. The Board of Equalization members were notified of this, and no meeting was held.