

**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, July 29, 2025

TIME	OWNER	PROPERTY ADDRESS	ASSESSMENTS			BOARD DECISION
	MAP REFERENCE #		2024	2025		
DOCKET TIME 09:00 AM	44 CANAL PROPERTIES LLC					
	44 CANAL CENTER PZ		L	11,485,695	11,485,695	L
	055.01-04-16		B	36,014,305	30,170,305	B
	ACCT#	50452030	T	47,500,000	41,656,000	T
	CASE#	2025-021				
	LUC:	487				
LEAID: 0990		APP: JLIPSCOMB	AGENT/REP: Libba McCraw		Ryan	
REMARK						
DOCKET TIME 09:30 AM	NP 115 LLC					
	2000 EISENHOWER AVE		L	16,318,018	16,318,018	L
	079.01-01-01		B	17,210,982	15,081,982	B
	ACCT#	50160600	T	33,529,000	31,400,000	T
	CASE#	2025-022				
	LUC:	487				
LEAID: 1581		APP: JLIPSCOMB	AGENT/REP: Libba McCraw		Ryan	
REMARK						
DOCKET TIME 10:00 AM	U S REIF 2900 EISENHOWER AVE VIRGINA LLC					
	2900 EISENHOWER AVE		L	2,662,992	2,662,992	L
	071.04-02-10		B	3,337,008	3,337,008	B
	ACCT#	50512230	T	6,000,000	6,000,000	T
	CASE#	2025-024				
	LUC:	487				
LEAID: 0490		APP: JLIPSCOMB	AGENT/REP: Libba McCraw		Ryan	
REMARK						
DOCKET TIME 10:30 AM	AB FH MORRISON HOUSE OWNER LLC					
	116 S ALFRED ST		L	2,250,000	2,250,000	L
	074.02-11-23		B	1,195,000	2,350,000	B
	ACCT#	11400000	T	3,445,000	4,600,000	T
	CASE#	2025-023				
	LUC:	470				
LEAID: 0886		APP: SBRANIZOR	AGENT/REP: Libba McCraw		Ryan	
REMARK						
DOCKET TIME 11:00 AM	EAHG ALEXANDRIA LP					
	510 SECOND ST		L	7,120,000	7,120,000	L
	055.01-01-01		B	8,280,000	13,815,000	B
	ACCT#	50323000	T	15,400,000	20,935,000	T
	CASE#	2025-025				
	LUC:	470				
LEAID: 0990		APP: SBRANIZOR	AGENT/REP: Libba McCraw		Ryan	
REMARK						

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DATE: Tuesday, July 29, 2025

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #	ASSESSMENTS			BOARD DECISION
		2024	2025		
DOCKET TIME 11:30 AM	TERRENO EISENHOWER LLC				
	5150 EISENHOWER AVE	L	16,580,236	16,580,236	L
	068.03-01-11	B	33,296,764	26,919,764	B
	ACCT# 36456260	T	49,877,000	43,500,000	T
	CASE# 2025-026				
	LUC: 486				
	LEAID: 0581	APP: AMILNES	AGENT/REP: Libba McCraw		Ryan
REMARK					
DOCKET TIME 12:00 PM	POTOMAC YARD MINI U STORAGEW LLC, FUND 7 POTOMAC YARD LLC				
	2500 OAKVILLE ST	L	12,722,000	12,722,000	L
	025.03-02-32	B	23,580,000	20,953,000	B
	ACCT# 60040310	T	36,302,000	33,675,000	T
	CASE# 2025-030				
	LUC: 485				
	LEAID: 1084	APP: AMILNES	AGENT/REP: Libba McCraw		Ryan
REMARK					
DOCKET TIME 12:30 PM	SROA 4900 EISENHOWER VA LLC				
	4900 EISENHOWER AVE	L	7,936,155	7,936,155	L
	068.04-01-14	B	17,922,845	16,663,845	B
	ACCT# 50414410	T	25,859,000	24,600,000	T
	CASE# 2025-031				
	LUC: 485				
	LEAID: 0581	APP: AMILNES	AGENT/REP: Libba McCraw		Ryan
REMARK					



OFFICE OF REAL ESTATE ASSESSMENTS  
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

**MEETING INFORMATION**

**DATE:** Tuesday, July 29, 2025

**TIME:** 09:00 am

**LOCATION:** City Hall, Room 3008

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**MEETING ATTENDANCE**

**PRESENT:**

Alan Anderson  
David Chitlik  
Stephen Kindrick  
Gregory Wade

**ABSENT:**

Michele Cappelle  
Janet Coldsmith  
Elizabeth Gorman  
Vann Van Diepen

**VIRTUAL:**

William Brock

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**MEETING MINUTES**

**1. 2025-021 – 44 CANAL CENTER PZ.**

**Appellant:** 44 CANAL PROPERTIES LLC

**Scheduled Time:** 09:00 am

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 50452030

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 055.01-04-16

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To accept City's recommended reduction of assessed value to \$41,656,000 by Steven Kindrick

**SECOND:** Alan Anderson

**APPROVED:**

**IN FAVOR:**

Alan Anderson  
William Brock  
David Chitlik  
Stephen Kindrick  
Gregory Wade

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2025 Assessment Reduced (based on City's recommendation, unanimously) – \$41,656,000. Reduction to be taken from building value.

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**2. 2025-022 – 2000 EISENHOWER AVE.**

**Appellant:** NP 115 LLC

**Scheduled Time:** 09:30 am

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 50160600

**Appraiser:** Jessica Wills-Lipscomb

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

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To reduce the 2025 assessed value to \$31,400,000 by Alan Anderson

**SECOND:** Gregory Wade

**APPROVED:**

**IN FAVOR:**

Alan Anderson  
William Brock  
David Chitlik  
Stephen Kindrick  
Gregory Wade

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2025 Assessment Reduced (unanimously) - \$1,675,856. Reduction to be taken from building value.

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**3. 2025-024 – 2900 EISENHOWER AVE.**

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

**Scheduled Time:** 10:00 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

**MOTION:** To affirm the 2025 assessed value of \$6,000,000 by Alan Anderson

**SECOND:** Stephen Kindrick

**APPROVED:**

**IN FAVOR:**

Alan Anderson  
William Brock  
David Chitlik  
Stephen Kindrick  
Gregory Wade

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2025 Assessment Affirmed (unanimously) - \$6,000,000.

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**4. 2025-026 – 5150 EISENHOWER AVE.**

**Appellant:** TERRENO EISENHOWER LLC

**Scheduled Time:** 11:30 am

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 36456260

**Appraiser:** Annwyn Milnes

**Map-Block-Lot #:** 068.03-01-11

**Appraiser Supervisor:** Bryan Page

**MOTION:** To reduce the 2025 assessed value to \$43,500,000 by Alan Anderson

**SECOND:** William Brock

**APPROVED:**

**IN FAVOR:**

Alan Anderson  
William Brock  
David Chitlik  
Stephen Kindrick  
Gregory Wade

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2025 Assessment Reduced (unanimously) - \$43,500,000. Reduction to be taken from building value.

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**5. 2025-030 – 2500 OAKVILLE ST.**

**Appellant:** POTOMAC YARD MINI U STORAGE LLC,  
FUND 7 POTOMAC YARD LLC

**Scheduled Time:** 12:00 pm

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 60040310

**Appraiser:** Annwyn Milnes

**Map-Block-Lot #:** 025.03-02-32

**Appraiser Supervisor:** Bryan Page

**MOTION:** To accept City's recommended reduction of assessed value to \$33,675,000 by Alan Anderson

**SECOND:** Gregory Wade

**APPROVED:**

**IN FAVOR:**

Alan Anderson  
William Brock  
David Chitlik  
Stephen Kindrick  
Gregory Wade

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2025 Assessment Reduced (based on City's recommendation, unanimously) - \$33,675,000. Reduction to be taken from building value.

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**6. 2025-031 – 4900 EISENHOWER AVE.**

**Appellant:** SROA 4900 EISENHOWER VA LLC

**Scheduled Time:** 12:30 pm

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 50414410

**Appraiser:** Annwyn Milnes

**Map-Block-Lot #:** 068.04-01-14

**Appraiser Supervisor:** Bryan Page

**MOTION:** To reduce the 2025 assessed value to \$24,600,000 by Alan Anderson

**SECOND:** Stephen Kindrick

**APPROVED:**

**IN FAVOR:**

Alan Anderson  
William Brock  
David Chitlik  
Stephen Kindrick  
Gregory Wade

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2025 Assessment Reduced (unanimously) - \$24,600,000. Reduction to be taken from building value.

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

**1. 2025-023 – 116 S ALFRED ST.**

**Appellant:** AB FH MORRISON HOUSE OWNER LLC

**Scheduled Time:** 10:30 am

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 11400000

**Appraiser:** Stephanie Branizor

**Map-Block-Lot #:** 074.02-11-23

**Appraiser Supervisor:** Bryan Page

**REASON:** Accepted recommendation to lower 2025 Assessed Value to \$4,600,000.

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**2. 2025-025 – 510 SECOND ST.**

**Appellant:** EAHG ALEXANDRIA LP

**Scheduled Time:** 11:00 am

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 50323000

**Appraiser:** Stephanie Branizor

**Map-Block-Lot #:** 055.01-01-01

**Appraiser Supervisor:** Bryan Page

**REASON:** Accepted recommendation to lower 2025 Assessed Value to \$20,935,000.

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