

**BOARD OF EQUALIZATION AND ASSESSMENT REVIEW**

**- D O C K E T -**

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

DATE: Tuesday, October 22, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 09:00 AM	PICKETT SQUARE M LLC 640 S PICKETT ST 067.02-02-09	L	3,622,555	3,622,555 L
		B	7,377,445	8,119,445 B
	ACCT# 36792000			
	CASE# 2024--150	T	11,000,000	11,742,000 T
	LUC: 486			
	LEAID: 0581 APP: AMILNES		AGENT/REP: N/A	

REMARK

DOCKET TIME 09:30 AM	410 420 CALVERT ACQUISITION LLC ATTN LINCOLN PROPERTY COMPANY 410 CALVERT AVE 025.03-02-24	L	2,750,000	2,750,000 L
		B	4,085,000	4,275,000 B
	ACCT# 60033460			
	CASE# 2024--148	T	6,835,000	7,025,000 T
	LUC: 486			
	LEAID: 1084 APP: AMILNES		AGENT/REP: MARK F. ROGERS	

REMARK

DOCKET TIME 10:00 AM	NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS 1420 KING ST 064.03-12-01	L	4,498,710	4,498,710 L
		B	7,016,290	6,741,290 B
	ACCT# 10227000			
	CASE# 2024--061	T	11,515,000	11,240,000 T
	LUC: 487			
	LEAID: 0488 APP: JLIPSCOMB		AGENT/REP: MARK F. ROGERS	

REMARK

DOCKET TIME 10:30 AM	I&G DIRECT REAL ESTATE 25 LP 1940 DUKE ST 073.01-02-16	L	11,708,895	11,708,895 L
		B	46,591,105	46,430,105 B
	ACCT# 50685630			
	CASE# 2024--067	T	58,300,000	58,139,000 T
	LUC: 487			
	LEAID: 1595 APP: JLIPSCOMB		AGENT/REP: MARK F. ROGERS	

REMARK

DOCKET TIME 11:00 AM	1800 BEAUREGARD PROPERTY OWNER LLC 1800 N BEAUREGARD ST 019.02-01-04	L	4,070,077	4,070,077 L
		B	4,704,923	3,649,923 B
	ACCT# 50231400			
	CASE# 2024--149	T	8,775,000	7,720,000 T
	LUC: 487			
	LEAID: 0188 APP: JLIPSCOMB		AGENT/REP: MARK F. ROGERS	

REMARK

**BOARD OF EQUALIZATION AND ASSESSMENT REVIEW**

**- D O C K E T -**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Alan Anderson   | <input checked="" type="checkbox"/> Stephen Kindric  |
| <input checked="" type="checkbox"/> David Chitlik   | <input 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, October 22, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 11:30 AM	USGBF NSF LLC 2415 EISENHOWER AVE 072.04-03-27.1	L	0	0 L
	ACCT# 60037130	B	231,551,000	231,551,000 B
	CASE# 2024--070	T	231,551,000	231,551,000 T
	LUC: 700			
	LEAID: 1581 APP: BPAGE	AGENT/REP: MARK F. ROGERS		
REMARK				

DOCKET TIME 11:30 AM	USGBF NSF LLC 2415 EISENHOWER AVE 072.04-03-32	L	28,610,000	28,610,000 L
	ACCT# 50672300	B	0	0 B
	CASE# 2024--070	T	28,610,000	28,610,000 T
	LUC: 487			
	LEAID: 1581 APP: JLIPSCOMB	AGENT/REP: MARK F. ROGERS		
REMARK				



OFFICE OF REAL ESTATE ASSESSMENTS  
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

**MEETING INFORMATION**

**DATE:** Tuesday, October 22, 2024

**TIME:** 9:00 am

**LOCATION:** City Hall, Room 3008

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**ATTENDANCE**

**PRESENT:**

Anderson, Alan  
Bushman, Joshua  
Cappelle, Michelle  
Chitlik, David  
Coldsmith, Janet  
Gorman, Elizabeth  
Kindrick, Stephen

**ABSENT:**

Van Diepen, Vann  
Wade, Gregory

**VIRTUAL:**

N/A

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**MEETING MINUTES**

**1. 2024-150- 640 S PICKETT STREET**

**Appellant:** PICKETT SQUARE M LLC

**Scheduled Time:** 9:00 am

**Agent:** Sean Radin and Bianca Hoen

**Presenter:** Office of Real Estate Assessments

**Account #:** 36792000

**Appraiser:** Annwyn Milnes

**Map-Block-Lot #:** 067.02-02-09

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm the 2024 assessed value of \$11,742,000 by Coldsmith, Janet

**SECOND:** Cappelle, Michelle

**APPROVED:**

**IN FAVOR:**

Anderson, Alan  
Bushman, Joshua  
Cappelle, Michelle  
Chitlik, David  
Coldsmith, Janet  
Elizabeth, Gorman  
Kindrick, Stephen

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Affirmed - \$11,742,000

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**2. 2024-061– 1420 KING STREET**

**Appellant:** NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

**Scheduled Time:** 10:00 am

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 10227000

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 064.03-12-01

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To reduce the 2024 assessed value of \$11,240,000 to \$10,500,000 Anderson, Alan

**SECOND:** Cappelle, Michelle

**APPROVED:**

**IN FAVOR:**

Anderson, Alan  
Bushman, Joshua  
Cappelle, Michelle  
Chitlik, David  
Coldsmith, Janet  
Gorman, Elizabeth  
Kindrick, Stephen

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Reduced - \$10,500,000

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**3. 2024-067– 1940 DUKE STREET**

**Appellant:** I&G DIRECT REAL ESTATE 25 LP

**Scheduled Time:** 10:30 am

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 50685630

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 073.01-02-16

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To reduce the 2024 assessed value of \$58,139,000 to \$46,000,000 Bushman, Joshua

**SECOND:** Coldsmith, Janet

**APPROVED:**

**IN FAVOR:**

Bushman, Joshua  
Cappelle, Michelle  
Chitlik, David  
Coldsmith, Janet  
Gorman, Elizabeth  
Kindrick, Stephen

**AGAINST:**

Anderson, Alan

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Reduced - \$46,000,000

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**4. 2024-070– 2415 EISENHOWER AVENUE**

**Appellant:** USGBF NSF LLC

**Scheduled Time:** 11:30 am

**Agent:** Mark Rogers and Ilene Baxt Boorman

**Presenter:** Office of Real Estate Assessments

**Account #:** 50672300, 60037130

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 072.04-03-32, 072.04-03-27.1

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm the 2024 assessed value of \$260,161,000 by Bushman, Joshua

**SECOND:** Anderson, Alan

**APPROVED:**

**IN FAVOR:**

Anderson, Alan  
Bushman, Joshua  
Cappelle, Michelle  
Chitlik, David  
Coldsmith, Janet  
Gorman, Elizabeth  
Kindrick, Stephen

**AGAINST:**

N/A

**RECUSED:**

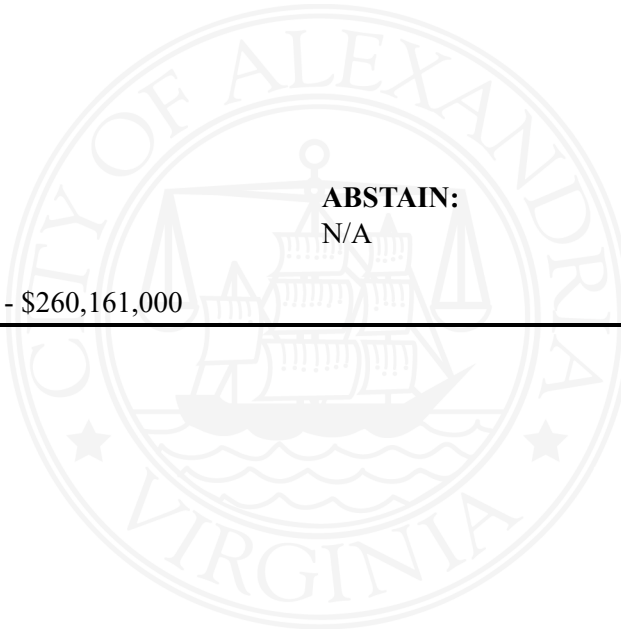
N/A

**ABSTAIN:**

N/A

2024 Assessment Reduced - \$260,161,000

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

**1. 2024-148 – 410 CALVERT AVENUE**

**Appellant:** 410 420 CALVERT ACQUISITION  
LLC ATTN LINCOLN PROPERTY COMPANY

**Scheduled Time:** 09:30 am

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 60033460

**Appraiser:** Annwyn Milnes

**Map-Block-Lot #:** 025.03-02-24

**Appraiser Supervisor:** Bryan Page

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

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**2. 2024-149 – 1800 NORTH BEAUREGARD STREET**

**Appellant:** 1800 BEAUREGARD PROPERTY  
OWNER LLC

**Scheduled Time:** 11:00 am

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 50231400

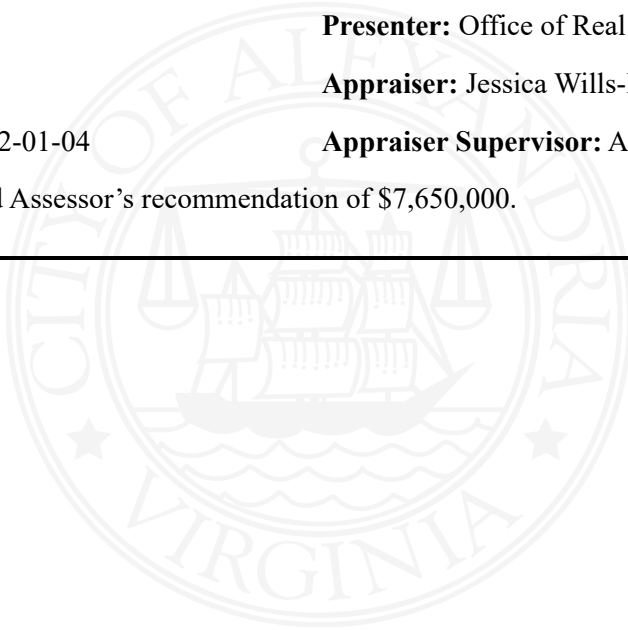
**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 019.02-01-04

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Agent accepted Assessor's recommendation of \$7,650,000.

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

Property Account No. 36792000  
 Property Address: 640 S PICKETT ST  
 Date of Board Action: 10/22/2024 Abstract code: 486

**Board Action**

\* Motion to affirm assessment  
 Made by Janet Coldsmith  
 Seconded by Michele Cappelle

**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	✓			X	
Bushman, Joshua	✓	✓			
Cappelle, Michele	✓	✓			
Chitlik, David	✓	✓			
Coldsmith, Janet	✓	✓			
Gorman, Elizabeth	✓	✓			
Kindrick, Stephen	✓	✓			
Van Diepen, Vann					
Wade, Gregory					

Board Chairman: *Janet Coldsmith* Date: 10/22/24  
Signature

Board Secretary: *Janet Coldsmith* Date: 10/22/24  
Signature

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

Property Account No. 10227000  
 Property Address: 1420 KING ST  
 Date of Board Action: 10/22/2024 Abstract code: 487

**Board Action**

Motion to affirm assessment

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

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 Alan Anderson  
 Seconded by Michele Capella

Land: \_\_\_\_\_  
 Improvement: \_\_\_\_\_  
 Total: \$ 10,500,000

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: Reduce income to actual numbers  
rather

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

Board Chairman: [Signature] Date: 10/22/24  
 Board Secretary: [Signature] Date: 10/22/24



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

Property Account No. 50685630  
 Property Address: 1940 DUKE ST  
 Date of Board Action: 10/22/2024 Abstract code: 487

**Board Action**

Motion to affirm assessment

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

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

Made by Joshua Bushman  
 Seconded by Janet Coldsmith


Revised Assessment:

Land: \_\_\_\_\_  
 Improvement: \_\_\_\_\_  
 Total: 46,000,000

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: Based on TI/commissions on actual leases

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

Board Chairman:  Date: 10/22/24  
 Signature

Board Secretary:  Date: 10/22/24  
 Signature

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

Property Account No. 50672300  
 Property Address: 2415 EISENHOWER AVE  
 Date of Board Action: 10/22/2024 Abstract code: 487

**Board Action**

(Land)

\* Motion to affirm assessment  
 Made by Josh Bushman  
 Seconded by Alan Anderson

**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	✓	✓			
Chitlik, David	✓	✓			
Coldsmith, Janet	✓	✓			
Gorman, Elizabeth	✓	✓			
Kindrick, Stephen	✓	✓			
Van Diepen, Vann					
Wade, Gregory					

Board Chairman: *Alan Anderson*  
 Signature

Date: 12/13/24

Board Secretary: *Janet E Coldsmith*  
 Signature

Date: 10/22/24

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

Property Account No. 60037130  
 Property Address: 2415 EISENHOWER AVE  
 Date of Board Action: 10/22/2024 Abstract code: 700

**Board Action (IMP)**

Motion to affirm assessment  
 Made by \_\_\_\_\_  
 Seconded by \_\_\_\_\_

**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: 199492232  
 Total: \_\_\_\_\_

Made by Josh Bushman  
 Seconded by Alan Anderson

**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: Assessor reduction to reflect current mkt.

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

Board Chairman: *Das J Clett*  
 Signature

Date: 10/22/24

Board Secretary: *Janet E Coldsmith*  
 Signature

Date: 10/22/24