

**8:30 AM. Call To Order**

Jason Hughes - Real Estate Assessment Director

8:45 AM - Case#:B-506-2023**Name: BICKFORD MICHAEL P**

Address of Property: 11617 SETHWARNER DR

Parcel # 770-773-0325

VID: 56384

District: BROOKLAND

Appr: PLETZ

Legal: HUNTON ESTATES

SC B BL C LT 14

Jan. 1, 2022**Assessment**

\$125,000

\$370,300

\$495,300

Jan. 1, 2023**Assessment**

\$175,000

\$373,300

\$548,300

Recommended**Assessment**

\$175,000

\$373,300

\$548,300

Comments: No change. Property is equalized and not in excess of market value.

9:00 AM - Case#: N/A**Name: WELCH RANDALL G**

Address of Property: HOKE BRADY RD

Parcel # 807-676-9122

VID: 89297

District: VARINA

Appr: ROWE

Legal: E S OSBORNE PIKE

AC 38.81 25 B1 15

Jan. 1, 2022**Assessment**

\$809,800

\$47,000

\$0

\$47,000

Jan. 1, 2023**Assessment**

\$852,400

\$50,600

\$0

\$50,600

Mar. 31, 2023**Assessment**

\$852,400

\$0

\$0

\$852,400

Comments: Application received after 4/1/2023 deadline. Property was previously in land use.

NOT CONTESTED - Case#:B-112-2023**Name: CLEARY KEVIN M & STEPHANIE M**

Address of Property: 6119 BRADFORD LANDING DR

Parcel # 736-779-0885

VID: 7735

District: THREE CHOPT

Appr: SHEPHERD

Legal: BRADFORD AT

WYNDHAM SC A

BL B LT 4 74 B2 27

Jan. 1, 2022**Assessment**

\$160,000

\$445,000

\$605,000

Jan. 1, 2023**Assessment**

\$175,000

\$568,800

\$743,800

Recommended**Assessment**

\$175,000

\$544,000

\$719,000

Comments: Changed condition from average to average -3%. Reduced value of finished attic to reflect poor access and limited usability.

NOT CONTESTED - Case#:B-196-2023**Name: 4715 NINE MILE ROAD LLC**

Address of Property: 4715 NINE MILE RD

Parcel # 810-723-3605

VID: 92755

District: VARINA

Appr: MORRIS

Legal: HECHLER VILLAGE

SC 1 AC 9.735

PAR B 8 B2 32

Jan. 1, 2022**Assessment**

\$981,300

\$2,416,500

\$3,397,800

Jan. 1, 2023**Assessment**

\$981,300

\$2,699,900

\$3,681,200

Recommended**Assessment**

\$981,300

\$2,004,000

\$2,985,300

Comments: Changed effective age from ■ to ■ years.

NOT CONTESTED - Case#:B-227-2023**Name: KAISER JASON ALLAN & REBECCA S TRUSTEES**

Address of Property: 12416 DUNCANNON PL

Parcel # 735-780-9617 VID: 6561

District: THREE CHOPT Appr: SHEPHERD

Legal: BRADFORD AT

WYNDHAM SC B

BL B LT 9 74 B2 27

Jan. 1, 2022**Jan. 1, 2023****Recommended****Assessment****Assessment****Assessment**

\$160,000

\$175,000

\$175,000

\$528,000

\$691,500

\$579,700

\$688,000

\$866,500

\$754,700

Comments: Changed condition from good +5% to average -8%. Added deck.

NOT CONTESTED - Case#:B-30-2023**Name: AGHAZARIAN MATTHEW & KRISTA**

Address of Property: 6100 BRADFORD LANDING DR

Parcel # 736-779-3861 VID: 7747

District: THREE CHOPT Appr: SHEPHERD

Legal: BRADFORD AT

WYNDHAM SC A

BL A LT 1 74 B2 27

Jan. 1, 2022**Jan. 1, 2023****Recommended****Assessment****Assessment****Assessment**

\$160,000

\$175,000

\$175,000

\$365,000

\$472,600

\$451,600

\$525,000

\$647,600

\$626,600

Comments: Changed condition from average to fair.

NOT CONTESTED - Case#:B-339-2023**Name: NEESE MICHAEL D & KRISTEN E**

Address of Property: 8905 BRENNAN RD

Parcel # 743-731-6786 VID: 16297

District: TUCKAHOE Appr: BABER

Legal: MOORELAND

FARMS SC 4

BL I LT 51 & PT 51-A

4.173 81 A2 1

Jan. 1, 2022**Jan. 1, 2023****Recommended****Assessment****Assessment****Assessment**

\$481,400

\$493,500

\$443,500

\$1,021,900

\$1,246,000

\$1,149,400

\$1,503,300

\$1,739,500

\$1,592,900

Comments: Increased sq. ft. of finished basement from 1,024 to 1,336 and decreased unfinished basement sq. ft. from 344 to 325. Changed grade from AAA to AA to better equalize with similar homes. Lowered grade on finished basement to reflect lower quality. Added finished area over detached garage. Reduced land value to reflect acreage change.

NOT CONTESTED - Case#:B-363-2023**Name: SKIDMORE LOUIS A**

Address of Property: 1510 FOSTER RD

Parcel # 762-743-6768 VID: 44433

District: TUCKAHOE Appr: BABER

Legal: BUCKINGHAM

PARK

BL B LT 2 94 A1 4

Jan. 1, 2022**Jan. 1, 2023****Recommended****Assessment****Assessment****Assessment**

\$68,000

\$75,000

\$75,000

\$159,400

\$195,200

\$168,400

\$227,400

\$270,200

\$243,400

Comments: Changed condition from average to fair.

NOT CONTESTED - Case#:B-364-2023**Name: SKIDMORE LOUIS A**

Address of Property: 7711 PATTERSON AVE

Parcel # 760-740-1289

VID: 41096

District: TUCKAHOE

Appr: BABER

Legal: ROLLINGWOOD

BL C LT PT 4 84 B2 7

Jan. 1, 2022**Assessment**

\$119,000

\$165,200

\$284,200

Jan. 1, 2023**Assessment**

\$145,200

\$200,700

\$345,900

Recommended**Assessment**

\$145,200

\$148,800

\$294,000

Comments: Changed condition from average to poor -5%.

NOT CONTESTED - Case#:B-375-2023**Name: NAIR REGHU & VARSHA**

Address of Property: 5036 HICKORY MEADOWS PL

Parcel # 748-774-0786

VID: 131635

District: THREE CHOPT

Appr: SHEPHERD

Legal: STABLE HILL

SC 2 BL A LT 10

Jan. 1, 2022**Assessment**

\$175,000

\$606,700

\$781,700

Jan. 1, 2023**Assessment**

\$200,000

\$656,700

\$856,700

Recommended**Assessment**

\$200,000

\$656,700

\$856,700

Comments: No change. Property is equalized and not in excess of market value.

NOT CONTESTED - Case#:B-397-2023**Name: SCHWARZSCHILD WILLIAM H III TRUSTEE**

Address of Property: 8919 REARDEN RD

Parcel # 744-732-8048

VID: 17851

District: TUCKAHOE

Appr: BABER

Legal: MOORELAND

FARMS SC 3

BL I LT 31 81 A2 1

Jan. 1, 2022**Assessment**

\$275,000

\$498,400

\$773,400

Jan. 1, 2023**Assessment**

\$285,000

\$637,900

\$922,900

Recommended**Assessment**

\$270,800

\$599,800

\$870,600

Comments: Decreased sq. ft. of living area from 3,344 to 3,340 and deck from 873 to 850. Changed condition from average to average -5%. Reduced land value to reflect significant runoff from adjacent parcel.

NOT CONTESTED - Case#:B-417-2023**Name: DONELSON JOHN R & MARION J BROWN**

Address of Property: 600 WESTHAM WOODS DR

Parcel # 755-738-2364

VID: 33445

District: TUCKAHOE

Appr: BABER

Legal: WESTHAM WOODS

LT 1 84 B1 27

Jan. 1, 2022**Assessment**

\$99,800

\$282,900

\$382,700

Jan. 1, 2023**Assessment**

\$142,500

\$365,400

\$507,900

Recommended**Assessment**

\$142,500

\$318,000

\$460,500

Comments: Increased sq. ft. of living area from 1,924 to 1,930. Corrected bath count from 2 full and 1 half to 2 full. Applied adjustment for functional obsolescence due to lack of primary bedroom and poor floorplan created by workshop addition.

NOT CONTESTED - Case#:B-447-2023**Name: EAST TOWNE PLAZA INVESTORS LLC**

Address of Property: 2901 WILLIAMSBURG RD

Parcel # 808-713-9182

VID: 90665

District: VARINA

Appr: WILSON

Legal: WILLIAMSBURG RD

AC 8.687

10 A1 7

Jan. 1, 2022**Assessment**

\$739,300

\$5,370,600

\$6,109,900

Jan. 1, 2023**Assessment**

\$739,300

\$5,728,100

\$6,467,400

Recommended**Assessment**

\$739,300

\$4,785,500

\$5,524,800

Comments: Created anchor for [REDACTED] sq. ft. retail outparcel with lease at [REDACTED] per sq. ft. Reduced strip lease per sq. ft. from [REDACTED] to [REDACTED]. Increased lease rate for anchor per sq. ft. from [REDACTED] to [REDACTED].

NOT CONTESTED - Case#:B-454-2023**Name: ALAS MANUEL A & MARY E**

Address of Property: 8219 BEVLINN WAY

Parcel # 755-731-7581

VID: 33166

District: TUCKAHOE

Appr: BABER

Legal: WINDSOR ON TH

JAMES

BL B LT 4

83 B1 7

Jan. 1, 2022**Assessment**

\$375,000

\$964,000

\$1,339,000

Jan. 1, 2023**Assessment**

\$425,000

\$1,303,000

\$1,728,000

Recommended**Assessment**

\$425,000

\$1,006,500

\$1,431,500

Comments: Decreased sq. ft. of living area from 4,108 to 4,037. Changed condition from good +20% to good +10%. Changed grade from AA2 to AAA to better equalize with similar homes.

NOT CONTESTED - Case#:B-464-2023**Name: PEMBERTON INVESTMENTS LLC**

Address of Property: JOHN ROLFE PKWY

Parcel # 739-755-4897

VID: 11244

District: THREE CHOPT

Appr: KIRBY

Legal: PUMP RD

AC 12.695

70 B2 8

Jan. 1, 2022**Assessment**

\$1,646,900

\$0

\$1,646,900

Jan. 1, 2023**Assessment**

\$1,674,400

\$0

\$1,674,400

Recommended**Assessment**

\$1,038,000

\$0

\$1,038,000

Comments: Reduced R-5 land per sq. ft. from [REDACTED] to [REDACTED].

NOT CONTESTED - Case#:B-495-2023**Name: GENTILE WILLIAM DON & IRENE T TALIAFERRO**

Address of Property: 9903 COLONY BLUFF DR

Parcel # 741-740-1606

VID: 13414

District: TUCKAHOE

Appr: BABER

Legal: RIVERLAKE

COLONY

SC B

BL E LT 11

80 B1 44

Jan. 1, 2022**Assessment**

\$185,000

\$495,600

\$680,600

Jan. 1, 2023**Assessment**

\$225,000

\$586,300

\$811,300

Recommended**Assessment**

\$225,000

\$528,100

\$753,100

Comments: Increased sq. ft. of living area from 4,021 to 4,039. Changed condition from average to average -5%. Changed style from contemporary to other 2-story and reduced grade on finished basement to reflect lower quality.

NOT CONTESTED - Case#:B-526-2023**Name: BRE DDR BR WHITE OAK VA LLC**

Address of Property: 4501 S LABURNUM AVE

Parcel # 815-718-5710

VID: 96130

District: VARINA

Appr: WILSON

Legal: S LABURNUM AVE

CDA AC

61.996 1 1 A1 1

Jan. 1, 2022**Assessment**

\$16,203,300

\$31,728,900

\$47,932,200

Jan. 1, 2023**Assessment**

\$16,203,300

\$34,956,900

\$51,160,200

Recommended**Assessment**

\$16,203,300

\$31,806,700

\$48,010,000

Comments: Decreased strip lease amount from [REDACTED] to [REDACTED].

NOT CONTESTED - Case#:B-532-2023**Name: COSBY WILLIAM RANDOLPH IV & MARGARET P**

Address of Property: 109 GAYMONT RD

Parcel # 757-734-2631

VID: 36410

District: TUCKAHOE

Appr: BABER

Legal: RIVER HILLS

BL A LT 9 PT 8 83 A2 19

Jan. 1, 2022**Assessment**

\$197,600

\$796,600

\$994,200

Jan. 1, 2023**Assessment**

\$208,000

\$1,571,600

\$1,779,600

Recommended**Assessment**

\$208,000

\$1,415,100

\$1,623,100

Comments: Changed condition from good +35% to good +25%. Lowered grade on finished basement to reflect lower quality finish. Decreased value on detached garages to better reflect actual age and quality.

NOT CONTESTED - Case#:B-541-2023**Name: STAHL FRANK N & GENE B**

Address of Property: 602 GUNBY DR

Parcel # 746-738-1551

VID: 21547

District: TUCKAHOE

Appr: BABER

Legal: BRANDON

SC C BL B LT 6

80 B2 25

Jan. 1, 2022**Assessment**

\$92,000

\$201,000

\$293,000

Jan. 1, 2023**Assessment**

\$110,000

\$229,900

\$339,900

Recommended**Assessment**

\$110,000

\$229,900

\$339,900

Comments: No change. Property is equalized and not in excess of market value.

NOT CONTESTED - Case#:B-543-2023**Name: HAINE MARSHALL P**

Address of Property: 12301 DUNCANNON CT

Parcel # 735-779-7447

VID: 6519

District: THREE CHOPT

Appr: SHEPHERD

Legal: BRADFORD AT

WYNDHAM SC B

BL A LT 10 74 B2 27

Jan. 1, 2022**Assessment**

\$160,000

\$493,300

\$653,300

Jan. 1, 2023**Assessment**

\$175,000

\$638,900

\$813,900

Recommended**Assessment**

\$175,000

\$638,900

\$813,900

Comments: No change. Property is equalized and not in excess of market value.

NOT CONTESTED - Case#:B-87-2023**Name: ROLLING FRITO-LAY SALES LP**

Address of Property: 5500 INTERNATIONAL TRADE DR

Parcel # 820-718-7537

VID: 99828

District: VARINA

Appr: HUBBARD

Legal: INTRNTNL

AIRPORT CT

BL B AC 13.732

11 B2 30

Jan. 1, 2022**Assessment**

\$762,000

\$3,505,600

\$4,267,600

Jan. 1, 2023**Assessment**

\$762,000

\$3,857,100

\$4,619,100

Recommended**Assessment**

\$762,000

\$3,034,000

\$3,796,000

Comments: Changed value method from [REDACTED] to [REDACTED].
