City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Minutes - Final
Board of Equalization

Thursday, March 20, 2025 | **10:15 AM** | **Council Chambers**

1. Call To Order

BOE Public Notice

2. New Business

The meeting of the BOE convened at 10 AM. Present were Lisa Neunlist, Real Estate Director, Shannon DeWitt, Administrative Assistant, Becky Cantrell, Commercial Appraiser, Ted Byrd, Weston Bayes and Laurinda Peters. Ted Byrd called the meeting to order, and the following cases were presented:

104-H-6
3237 S Main Street.
Daniel Grubb appealed by phone on behalf of Autozone Development Corporation
The appealed assessed value was $1,714,900 with a desired BOE assessment ruling of$1,459,710.
The BOE voted to reduce the assessed value to $1,550,000.
Change: 3-0

006-A-1
2475 South Main Street, Sharp Shopper
Daniel Grubb appealed by phone on behalf of Mark Shenandoah LLC. The appealed assessed value was $8,320,000 with a desired BOE assessment ruling of $5,723,700. The BOE voted no change.
No Change: 3-0

Mark Whitney appealed by phone on behalf of SM Valley Mall LLC the following 2 properties:
078C3
1925 E Market Street, Valley Mall building.
The appealed assessed value was $29,847,100 with a desired BOE assessment ruling of $15,000,000. The BOE voted no change.
No Change:3-0

078 C3-C
2005 E Market Street, Wells Fargo building
The appealed assessed value was $1,665,900 with a desired BOE assessment ruling of $1,300,000.
Based on cost approach, the BOE voted no change.
No Change: 3-0

Michael Owen appealed by phone on behalf of Olde Mill Village Sub LLC the following 2 properties:
010A2
17 South Ave
The appealed assessed value was $14,907,600 with a desired BOE assessment ruling of $11577,914.
The BOE voted no change.

No change:3-0
010A3
11 South Ave
The appealed assessed value was $6,389,000 with a desired BOE assessment ruling of $4,961,986. The BOE voted no change.
No Change: 3-0

Michael Owen appealed by phone on behalf of DD Foxhill LLC for the following 43 properties with a desired cumulative BOE assessment ruling of $16,388,300:
004C1
1601 Devon Lane
The appealed assessed value was $225,600 with a desired BOE assessment ruling of $170,000. The BOE voted no change
No Change: 3-0
004C 10
1623 Devon Lane
The appealed assessed value was $225,600 with a desired BOE assessment ruling of $170,000. The BOE voted no change
No Change: 3-0
004 C 11
1501 Devon Lane
The appealed assessed value was $11,040,000 with a desired BOE assessment ruling of $7,540,000. The BOE voted no change
No Change: 3-0
004C2
1603 Devon Lane
The appealed assessed value was $223,600 with a desired BOE assessment ruling of $168,000. The BOE voted no change
No Change: 3-0
004C3
1605 Devon Lane
The appealed assessed value was $223,600 with a desired BOE assessment ruling of $168,000. The BOE voted no change
No Change: 3-0
004C9
1621 Devon Lane
The appealed assessed value was $218,700 with a desired BOE assessment ruling of $163,100. The BOE voted no change
No Change: 3-0
092I53
1520 Devon Lane
The appealed assessed value was $3,960,000 with a desired BOE assessment ruling of $2,460,000. The BOE voted no change
No Change: 3-0
092 K1
1687 Devon Lane
The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092 K10
1709 Devon Lane
The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The

BOE voted no change
No Change: 3-0
092K2
1689 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092K3
1691 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092K4
1693 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092K5
1695 Devon Lane
The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092 K6
1701 Devon Lane
The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092K7
1703 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092K8
1705 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092K9
1707 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092 L 1
1659 Devon Lane
The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092 L 10
1681 Devon Lane
The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0

092 L 11
1653 Devon Lane
The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092 L 12
1651 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092 L 13
1649 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092 L 14
1647 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092 L 15
1645 Devon Lane
The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092 L 16
1639 Devon Lane
The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092 L 17
1637 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092 L 18
1635 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092 L 19
1633 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092 L2
1661 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092L20
1631 Devon Lane

The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092L3
1663 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092L4
1665 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092 L5
1665 Devon Lane
The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092L6
1673 Devon Lane
The appealed assessed value was $213,600 with a desired BOE assessment ruling of $158,000. The BOE voted no change
No Change: 3-0
092 L 7
1675 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092L8
1677 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
092L9
1679 Devon Lane
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $156,000. The BOE voted no change
No Change: 3-0
004C0
1627 Devon Lane
The appealed assessed value was $0 with a desired BOE assessment ruling of $0. The BOE voted no change.
No Change: 3-0
006B2
228 S Main St, Dukes Plaza Shopping Center
Michael Owen appealed by phone on behalf of AR dukes Plaza LLC. The appealed assessed value was $10,309,100 with a desired BOE assessment ruling of $6,034,600. The BOE voted to reduce the assessed value to $7,400,000.
Change: 3-0
076A3
181 Chestnut Ridge Drive
Michael Owen appealed by phone on behalf SREIT Chestnut Ridge II LP. The appealed assessed

value was $5,066,700 with a desired BOE assessment ruling of $4,151,000. The BOE voted no change.
No change: 3-0
006A4
2587 S Main St, Carmax
Michael Owen appealed by phone on behalf of Carmax Auto Superstores, Inc. The appealed assessed value was $4,179,900 with a desired BOE assessment ruling of $3,547,200. The BOE voted no change.
No change: 3-0
092 F8
869 Port Republic Rd
Michael Owen appealed by phone on behalf of HOH Northview Property LLC. The appealed assessed value was $20,343,000 with a desired BOE assessment ruling of $15,500,000. The BOE voted no change
No change: 3-0
021 F 1
1751 S High Street, Rockingham Sq Shopping Center
Michael Owen appealed by phone on behalf of S2 Rockingham Square Associates LLC. The appealed assessed value was $6,753,600 with a desired BOE assessment ruling of $4,800,000. The BOE voted to reduce assessment to $6,139,000.
Change: 3-0
013A3
1400 E Market Street, Double Tree Hotel
Michael Owen appealed by phone on behalf of Encore Hospitality Inc. The appealed assessed value was $15,023,400 with a desired BOE assessment ruling of $11,974,700. The BOE voted no change.
No change: 3-0

Michael Owen appealed by phone on behalf of Mcwhirter Liberty Square LLC the following 4 properties:
019 F 39
31 Vale Circle
The appealed assessed value was $2,490,400 with a desired BOE assessment ruling of $1,830,300. The BOE voted no change.
No change: 3-0
019 F 40
39 South Ave
The appealed assessed value was $2,490,400 with a desired BOE assessment ruling of $1,830,300. The BOE voted no change.
No change: 3-0
019 F 41
45 South Ave
The appealed assessed value was $1,089,500 with a desired BOE assessment ruling of $800,700. The BOE voted no change.
No change: 3-0
019 F 42
51 South Ave
The appealed assessed value was $2,957,300 with a desired BOE assessment ruling of $2,173,400. The BOE voted no change.
No change: 3-0

Michael Owen - appealed on 1191 Devon Lane Group Owner, LLC for the following 2 properties
087A2

1191 Devon Lane
The appealed assessed value was $42,357,300 with a desired BOE assessment ruling of $34,230,000. The BOE voted to reduce the assessed value to $39,645,700.
Change: 3-0
092B1
860 Port Republic Road
The appealed assessed value was $14,379,200 with a desired BOE assessment ruling of $11,620,100. The BOE voted to reduce the assessed value to $13,459,400.
Change: 3-0

Dominique Kostelac appealed in person on behalf of himself and Charles Hurt, the following 11 properties:
013B1
1500 Country Club Road
The appealed assessed value was $358,200 with a desired BOE assessment ruling of $180,000. The BOE voted to increase the assessed value to $368,900.
Change: 3-0
013B23
O Country Club Road
The appealed assessed value was $487,000 with a desired BOE assessment ruling of $24,000. The BOE voted to reduce the assessed value to $160,500.
Change: 3-0
013B4
1510 Country Club Road
The appealed assessed value was $821,100 with a desired BOE assessment ruling of $410,000. The BOE voted to reduce the assessed value to $272,400
Change: 3-0
013B6
1522 Country Club Road
The appealed assessed value was $128,400 with a desired BOE assessment ruling of $64,000. The BOE voted no increase the assessed value to $132,300.
Change: 3-0
013 B 8
1528 Country Club Road
The appealed assessed value was $1,099,100 with a desired BOE assessment ruling of $550,000. The BOE voted to increase the assessed value to $1,101,600.
Change: 3-0
013 B9
1524 Country Club Road
The appealed assessed value was $212,400 with a desired BOE assessment ruling of $106,000. The BOE voted to reduce the assessed value to $164,100.
Change: 3-0
030A1
0 Smithland Road
The appealed assessed value was $1,719,200 with a desired BOE assessment ruling of $850,000. The BOE voted to reduce the assessed value to $762,300.
Change: 3-0
030A2
0 Smithland Road
The appealed assessed value was $323,800 with a desired BOE assessment ruling of $161,000. The BOE voted to reduce the assessed value to $139,700.
Change: 3-0

030A3
1410 Smithland Road
The appealed assessed value was $509,200 with a desired BOE assessment ruling of $29,000. The BOE voted to reduce the assessed value to $430,000
Change: 3-0
030A4
0 Smithland Road
The appealed assessed value was $211,600 with a desired BOE assessment ruling of $105,000. The BOE voted to reduce the assessed value to $156,400.
Change: 3-0
030A6
1512 Smithland Road
The appealed assessed value was $1,874,500 with a desired BOE assessment ruling of $935,000. The BOE voted to reduce the assessed value to $1,678,900.
Change: 3-0

014 P5
171 Burgess Road, Wal-Mart
Alex Mitchel appealed by phone on behalf of Wal-Mart Real Estate Business Trust. The appealed assessed value was $21,139,800 with a desired BOE assessment ruling of
$13, 155000. The BOE voted no change.
No change: 3-0

014 P6
121 Burgess Road
Bruce Stavitsky appealed. The appealed assessed value was $10,810,700 with a desired BOE ruling of $7,500,000. The BOE voted no change.
No change: 3-0

On Thursday, March 20, 2025, at 4:37 pm, Ted Byrd called to close the 2025 session of the Harrisonburg City Board of Equalization.

10:15am- Daniel Grubb/Autozone & Mark Shenandoah LLC- 2 parcels 104 H 6 & 006 A 1

Closed Session (possible)

3. Adjournment