



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Minutes - Final Board of Equalization

Wednesday, March 19, 2025

10:00 AM

Council Chambers

1. Call To Order

BOE Public Notice

2. New Business

The meeting of the BOE convened at 10:00 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:

Jeff Robb of Lee & Associates appealed the following 5 parcels in person based on net operating income:

027-N-3

40 S Carlton Street

The appealed assessed value was \$1,017,300 with a desired BOE assessment ruling, of

\$822,295. Based on operating expenses and using a consistent formula for all appealed properties, the BOE voted to reduce the assessed value to \$985,100.

Change:3-0

027-N-4

52 S Carlton St

The appealed assessed value was \$1,946,000 with a desired BOE assessment ruling of

\$1,515,818. Based on operating expenses and using a consistent formula for all appealed properties, the BOE voted to reduce the assessed value to \$1,884,000.

Change:3-0

027-0-1

85 S Carlton St, Food Lion

The appealed assessed value was \$16,174,300 with a desired BOE assessment ruling of \$11,301,609. Based on operating expenses and using a consistent formula for all appealed properties, the BOE voted to reduce the assessed value to \$14,209,000.

Change:3-0

027-0-3

990 R Reservoir Street, Cleaners

The appealed assessed value was \$565,800 with a recognized suggested increase of BOE assessment ruling of \$888.914. Using a consistent formula for all appealed

properties, the BOE voted to increase the assessed value to \$1,085,000.

Change:3-0

027-0-4

890 Martin Luther King Jr Way, Chang's

The appealed assessed value was \$215,300 with a desired BOE assessment ruling of

\$182,442. Based on the lease, the BOE voted to reduce the assessed value to \$206,000.

Change:3-0

Mike Andrews and Paul Glad appealed in person the assessed value of the following 2 parcels based on the expenses as a select service hotel:

025 P2T

710 S. Main St, Hotel Madison, LLC

The appealed assessed value was \$27,111,400 with a desired BOE assessment ruling of \$23,721,273. The BOE voted no change.

No Change:3-0

025 P3T

71 OS Main St, Hotel Madison, LL

The appealed assessed value was \$6,333,800 with a desired BOE assessment ruling of

\$5,586,638.

No Change:3-0

73-D-1

1790 E Market St., Kroger Shopping Center

Mr. James Roberts appealed in person on behalf of B2A Spotswood LLC, the assessed value of \$24,987,500 with a desired BOE assessment ruling of \$22,123,200, based on occupancy and income. The BOE voted to reduce the assessed value based on vacancy and expense to \$24,655,700.

Change:3-0

115 B 12

1741 A Erickson Ave

Mr. John Cantor appealed in person the assessed value of \$303,600 based on the assessment of comparable properties. He desired a BOE assessment of \$270,000. Based on the structure having a dental facility build, the BOE voted no change.

No Change: 3-0

10am- Roy Brooks-Cloverleaf- 5 parcels

Closed Session (possible)

1pm- Mike Andrews-Hotel Madison & SVCC LLC- 2 parcels 025 P 2T & 025 P 3T

Closed Session (possible)

2pm- BZA SPOTSWOOD LLC- 1 parcel 073 D 1

Closed Session (possible)

2:15pm- John Canter- 1 parcel 115 B 12

Closed Session (possible)

3. Adjournment