



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Minutes - Final Board of Equalization

Tuesday, March 18, 2025

9:00 AM

Council Chambers

1. Call To Order

BOE Public Notice

2. New Business

Tuesday, March 18, 2025

The first meeting convened at 9 AM. Present were Lisa Neunlist, Real Estate Director, Shannon DeWitt, Administrative Assistant, Becky Cantrell, Commercial Appraiser, Ted Byrd, Weston Bayes, Chris Bland and Laurinda Peters. Laurinda Peters offered a motion that Ted Byrd serve as president. Westin offered a motion that Laurinda Peters serve as secretary. A unanimous verbal consent affirmed both motions. The following cases were presented:

35-K-10

330 N High Street

Mr. JM Monger, for Ham Holdings LLC, appealed In-person:

Mr. Monger appealed the assessed value of \$488,600, based on purchase price, with a desired BOE assessment ruling closer to his original purchase price.

Based on the income approach and comp approach, the BOE voted no change.

No Change: 3-0

35-H-1

309 Chicago Ave

Mr. JM Monger for Ham Holdings, LLC appealed in-person:

Mr. Monger appealed the assessed value of \$300,000, based on purchase price, with a desired

BOE assessment closer to the original purchase price.

Based on the previous reduction in assessment by city staff and the sales comparison approach, the BOE voted no change.

No Change: 3-0

025-H-8

332 Old S. High Street

Mr. JM Mongerfor4G Properties appealed in-person:

Mr. Monger appealed the assessed value of \$306,600 based on condition of the property with a desired BOE assessment ruling of \$280,000-\$290,000 .

Based on the sales comparison approach and the income approach, the BOE voted no change.

No Change: 3-0

078B3

1835 E Market St. - Hobby Lobby/Ga bes

Mitch Wilson for East Vinton Plaza LLC- c/o Aston Properties appealed via. phone call: Mr. Wilson appealed the assessed value of \$12,788,800 based on income, expenses and one sales comp (1790 E Market St) with a desired BOE assessment ruling of \$11,196,000. The BOE requested additional information on the common area maintenance expense. Based on expenses the BOE voted to reduce the current assessment to \$12,300,000

Change: 3-0

104G2

43 Covenant Drive- Hampton Inn

Lisa Neun list presented an appeal on behalf of AHIP Va Harrisonburg II Properties LLC.

The

appealed assessed value was \$7,402,200 with a desired BOE assessment ruling of \$4,210,000. Based on expense ratio, cap rate and occupancy, the BOE voted no change.

No Change: 3-0

078E8

1890 Evely Byrd Ave - Courtyard Harrisonburg

Lisa Neun list presented an appeal on behalf of CFOC Harrisonburg Va LLC. The appealed assessed value was \$13,657,500 with a desired BOE assessment ruling of \$12,690,000.

Based on expense ratio, cap rate and occupancy, the BOE voted no change.

No Change: 3-0

72 B-4A

1820 Country Club Road

David Larson, owner, appealed in person. The appealed assessed value was \$643,100 with

a desired BOE assessment ruling of \$450,000. After considering the income & expenses presented by the appellant, the BOE voted to reduce the assessed value to \$547,200.

Change:3-0

9:00 a.m. John Monger/Ham Holdings & 4G Properties LLC- 3 parcels 035 H 1, 035 K 10 & 025 H 8

Closed Session (possible)

10:15am- Mitch Wilson/East Vinton Plaza LLC- 1 parcel 078 B 3

Closed Session (possible)

4:15pm- David Larson- 1 parcel 072 B 4-A

Closed Sessions (possible)**3. Adjournment**