



City Assessor's Office
135 North Union Street
Petersburg, Virginia 23803
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www.petersburg-va.org/148/City-Assessor

Brian E. Gordineer, AAS
City Assessor



BOARD OF EQUALIZATION

CHAIRWOMAN: Joan Gardiner
SECRETARY: Karen Graham
MEMBER: Leonard Muse

ORGANIZATIONAL MEETING MINUTES September 5, 2018 – Council Chambers, City Hall

I. **Call to Order**

The meeting was called to order at 9 am.

II. **Roll Call**

Present: Joan Gardiner, Karen Graham, Leonard Muse, Bert Morton.

III. **New Business**

The Board discussed the residency requirements of appointees. Joan Gardiner and Karen Graham were nominated and elected as Chairwoman and Secretary, respectively. The Board reviewed the applications and assigned them to the hearing dates of November 7, November 14 and November 28. City Assessor Brian Gordineer indicated that applications would be provided in an electronic format on tablets provided by the City Assessor's Office. The meeting was adjourned at noon.

HEARING MEETING MINUTES
November 7, 2018 – Council Chambers, City Hall

I. Call to Order

The meeting was called to order at 9 am by Joan Gardner

II. Roll Call

Present: Joan Gardner, Karen Graham, Leonard Muse

III. Unfinished Business

The Board reviewed the hearing agendas with City Assessor Brian Gordineer

IV. Appeal Hearings

1. Parcel 030030019 – 532 S. South St.

Applicant: Justin King, Agent

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$13,000	\$8,000	\$13,000	\$8,000	-\$5,000
Improvement	\$95,000	\$68,400	\$95,000	\$87,000	-\$8,000
Total	\$108,000	\$76,400	\$108,000	\$95,000	-\$13,000

The appeal was made on the basis of Fair Market Value. The applicant spoke before the Board. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to decrease the assessment based on equalization.

The motion was made by Karen Graham yea
and seconded by Leonard Muse yea
Joan Gardiner nay

2. Parcel 031020008 – 452-52A Harding St

Applicant: Diane M. Williams, Agent

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$9,300	\$8,600	\$9,300	\$9,300	0
Improvement	\$68,100	\$62,000	\$68,100	\$68,100	0
Total	\$77,400	\$70,000	\$77,400	\$77,400	0

The appeal was made on the basis of Fair Market Value. The applicant did not appear before the Board. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea
Joan Gardiner nay

5. Parcel 023100002 – 633-647 W. Washington St.

Applicant: Alexander C. Graham, Jr., Agent

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$104,000	\$50,000	\$104,000	\$104,000	0
Improvement	\$1,409,900	\$350,000	\$1,409,900	\$910,000	-\$499,900
Total	\$1,513,900	\$400,000	\$1,513,900	\$1,014,000	-\$499,900

Leonard Muse recused himself as he serves on the Board of the Petersburg Redevelopment and Housing Authority. He left the room and did not participate in the hearing. The appeal was made on the basis of Fair Market Value. The applicant spoke before the Board. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to decrease the assessment based on Equalization.

The motion was made by Karen Graham yea
and seconded by Joan Gardiner yea

V. New Business

The meeting was adjourned at 11:30 am.

HEARING MEETING MINUTES
November 14, 2018 – Council Chambers, City Hall

I. Call to Order

The meeting was called to order at 9 am by Karen Graham

II. Roll Call

Present: Karen Graham, Leonard Muse

III. Appeal Hearings

1. Parcel 010020001 – 509 University Blvd.

Applicant: Garat Shick, Manager

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$29,500	\$29,500	\$29,500	\$29,500	0
Improvement	\$142,100	\$59,100	\$142,100	\$142,100	0
Total	\$171,600	\$88,600	\$171,600	\$171,600	0

The appeal was made on the basis of Fair Market Value. The applicant spoke before the Board. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea

2. Parcel 011250023 – 22 N. Sycamore St.

Applicant: Alain Joyaux – Owner

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$31,200	\$31,200	\$31,200	\$31,200	0
Improvement	\$394,200	\$203,800	\$394,200	\$203,800	-\$190,400
Total	\$425,400	\$235,000	\$425,400	\$235,000	-\$190,400

The appeal was made on the basis of Equalization. The applicant and his wife spoke before the Board. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to decrease the assessment based on equalization.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea

3. Parcel 011280006 – 11 E. Washington St.

Applicant: Joe Battiston. Owner

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$35,400	\$20,000	\$35,400	\$35,400	0
Improvement	\$4,500	0	\$4,500	0	-\$4,500
Total	\$39,900	\$20,000	\$39,900	\$35,400	-\$4,500

The appeal was made on the basis of Equalization. The applicant spoke before the Board. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to decrease the assessment based on equalization.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea

4. Parcel 011280007 – 3 N. Sycamore St.

Applicant: Joe Battiston. Owner

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$20,300	\$20,300	\$20,300	\$20,300	0
Improvement	\$178,600	\$25,000	\$178,600	\$25,000	-\$153,600
Total	\$198,900	\$45,300	\$198,900	\$45,300	-\$153,600

The appeal was made on the basis of Equalization. The applicant spoke before the Board. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to decrease the assessment based on equalization.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea

5. Parcel 011160002 – 215 E. Bank St.

Applicant: J. David McCormack

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$32,200	\$32,200	\$32,200	0	0
Improvement	\$712,900	\$309,600	\$712,900	0	0
Total	\$745,100	\$341,800	\$745,100	0	0

The appeal was made on the basis of Fair Market Value. The applicant spoke before the Board. A brief report was presented by City Assessor Brian Gordineer. After discussion regarding the rehabilitation exemption program, the Board agreed to let the applicant return on November 28, 2018

6. Parcel 087030806 – 3500 S. Crater Rd.

Applicant: Mark Rogers, Agent

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$2,527,000	\$2,527,000	\$2,527,000	\$2,527,000	0
Improvement	\$7,591,300	\$3,856,160	\$7,591,300	\$7,591,300	0
Total	\$10,118,300	\$6,383,160	\$10,118,300	\$10,118,300	0

The appeal was made on the basis of Fair Market Value. The applicant spoke before the Board. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea

V. New Business

Karen Graham made a motion to approve the minutes of the September 5 and November 7 meetings, subject to corrections on the first and fifth cases, the motion was seconded by Leonard Muse and all voted yea. The meeting was adjourned at 11:30 am.

HEARING MEETING MINUTES
November 28, 2018 – Council Chambers, City Hall

I. Call to Order

The meeting was called to order at 9 am by Karen Graham

II. Roll Call

Present: Karen Graham, Leonard Muse

III. Appeal Hearings

1. Parcel 055160022 – 2003 S. Crater Rd.

Applicant: Michael Owen, Agent

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$1,163,300	\$1,163,300	\$1,163,300	\$1,163,300	0
Improvement	\$2,821,900	\$1,454,700	\$2,821,900	\$1,454,700	-\$1,367,200
Total	\$3,985,200	\$2,681,000	\$3,985,200	\$2,681,000	-\$1,367,200

The appeal was made on the basis of Fair Market Value. The applicant spoke before the Board. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to reduce the assessment.

The motion was made by	Leonard Muse	yea
and seconded by	Karen Graham	yea

2. Parcel 011280002 – 20 Franklin St.

Applicant: Terry Landers, Agent

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$207,600	\$207,600	\$207,600	\$207,600	0
Improvement	\$1,175,800	\$28,750	\$1,175,800	\$465,600	-\$710,200
Total	\$1,383,400	\$236,350	\$1,383,400	\$673,200	-\$710,200

The appeal was made on the basis of Fair Market Value. The applicant spoke before the Board. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to reduce the assessment.

The motion was made by	Leonard Muse	yea
and seconded by	Karen Graham	yea

3. Parcel 011160002 – 215 E. Bank St.

Applicant: J. David McCormack

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$32,200	\$32,200	\$32,200	\$32,200	0
Improvement	\$712,900	\$309,600	\$712,900	\$712,900	0
Total	\$745,100	\$341,800	\$745,100	\$745,100	0

The appeal was made on the basis of Fair Market Value. The applicant spoke before the Board. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea

4. Parcel 011130028 – 27 W. Bank St.

Applicant: Paul Shoup, Agent

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$17,000	\$17,000	\$17,000	\$17,000	0
Improvement	\$193,600	\$123,900	\$193,600	\$193,600	0
Total	\$210,600	\$140,900	\$210,600	\$210,600	0

The appeal was made on the basis of Fair Market Value. The applicant was not in attendance. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea

5. Parcel 0111300029 – 29 W. Bank St.

Applicant: Paul Shoup, Agent

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$17,800	\$17,000	\$17,800	\$17,800	0
Improvement	\$280,100	\$123,900	\$280,100	\$280,100	0
Total	\$297,900	\$199,200	\$297,900	\$297,900	0

The appeal was made on the basis of Fair Market Value. The applicant was not in attendance. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea

6. Parcel 101010004 – 3641 S. Crater Rd.

Applicant: Paul Shoup, Agent

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$448,800	\$142,800	\$448,800	\$448,800	0
Improvement	0	0	0	0	0
Total	\$448,800	\$142,800	\$448,800	\$448,800	0

The appeal was made on the basis of Fair Market Value. The applicant was not in attendance. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea

7. Parcel 101010800 – 3657 S. Crater Rd.

Applicant: Paul Shoup, Agent

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$525,000	\$167,200	\$525,000	\$525,000	0
Improvement	0	0	0	0	0
Total	\$525,000	\$167,200	\$525,000	\$525,000	0

The appeal was made on the basis of Fair Market Value. The applicant was not in attendance. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea

8. Parcel 022240800 – 214 S. Sycamore St.

Applicant: Ryan Carmichael, Agent

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$400,000	\$400,000	\$400,000	\$400,000	0
Improvement	\$3,350,000	\$2,565,000	\$3,350,000	\$3,350,000	0
Total	\$3,750,000	\$2,965,000	\$3,750,000	\$3,750,000	0

The appeal was made on the basis of Fair Market Value. The applicant was not in attendance. A brief report was presented by City Assessor Brian Gordineer.

Board Vote: After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by Leonard Muse yea
and seconded by Karen Graham yea

IV. New Business

Leonard Muse made a motion to approve the minutes of the November 14 meeting, Karen Graham seconded the motion and all voted yea. Leonard Muse made a motion to approve the minutes of the November 28 meeting subject to review and approval by email, Karen Graham seconded the motion and all voted yea. The meeting was adjourned at 11:00 am.