

Board Members:

Billie Glass (Chairperson)

Misty Pippin (Secretary)

Rosalyn Wiggins

Kathy Heimbuch

Assessor's Office

Jason Cowan, Interim Assessor

Terry Born, Assessor

Vickie Akremi, Appraiser

Diana Samsal, Contract Appraiser

Minutes of Meeting

Tuesday August 8, 2023

6:00-8:30 pm

Hopewell Fire Station One

200 Hopewell ST, Hopewell, VA 23860

Call to order: Rosalyn Wiggins called the meeting to order at 6:03 PM

Roll Call: Misty Pippin, Rosalyn Wiggins and Kathy Heimbuch were in attendance.

Old Business: None

New Business:

The Board members began with Riley Ingram's duplex properties.

Mr. Ingram was confused about the location of the hearings and did not join us until 6:45 PM.

First case group

Jason provided several duplex comparable and explained that he was grouping similar properties together.

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment.

2714 WINSTON CHURCHILL DR	0260005	135600
2710 WINSTON CHURCHILL DR	0260015	135600

1012 LIBERTY	0260025	135600
1014 LIBERTY	0260030	135600
1018 LIBERTY	0260040	135600
1020 LIBERTY	0260045	135600
1017 LIBERTY	0260055	135600
1015 LIBERTY	0260060	135600
1013 LIBERTY	0260065	135600
1011 LIBERTY	0260070	135600
1010 LIBERTY	0260020	135600
1019 LIBERTY	0260050	135600
2712 WINSTON CHURCHILL DR	0260010	135600
1016 LIBERTY	0260035	135600

Second case

MONTICELLO DR	0610380	2,454,900
---------------	---------	-----------

Jason spoke about the potential for these units and provided some sales to support the value. These are the lowest valued units in the city.

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Third case

Jason provided more sales data in Hopewell for multifamily.

1212 CITY POINT RD	0230130	413200
--------------------	---------	--------

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Fourth case

2105 Dublin	0730250	342,400
-------------	---------	---------

These were reduced during the informal appeal. A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Fifth case

1410 NEW YORK	0730075	323700
---------------	---------	--------

These were reduced during the informal appeal.

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Sixth case

710 BLACKSTONE	0500025	127500
----------------	---------	--------

Jason explained the process using gross rent multiplier and the board as for recent sales which he provided.

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Seventh case

901 CEDAR LEVEL RD N	0250311	121900
----------------------	---------	--------

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Eighth case

901 A CEDAR LEVEL RD N	0250320	328700
------------------------	---------	--------

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the value to remain the same as the assessment. Motion carried.

At this point Mr. Ingram joined us.

He stated that he had solved many of the issues prior to coming in by renovating or was agreeable with the new values. He talked about his upcoming projects, new office building, sprinkler systems requirements and other issues

Mr. Ingram offered information on several of his properties and the rent he was receiving on these parcels and damage caused by tenants and general maintenance.

He stated that he was fine with the residential properties that he had appealed.

013-1230

013-1235

Ninth case group

3004 Virginia	0470286	164,300
3006 Virginia	0470285	164,300

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Tenth case

100 REV. CW HARRIS ST	0480035	330,300
-----------------------	---------	---------

Jason provided comp of similar properties.

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Eleventh case

3318 OAKLAWN BLVD	0891430	210500
-------------------	---------	--------

Jason provided some sales but stated that they were not very good because this property in dissimilar to anything in Hopewell. This building has very little parking.

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Twelfth case

710 City Point	0460250	215,900
----------------	---------	---------

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Thirteenth Case

710 CEDAR LEVEL RD	1060360	175300
--------------------	---------	--------

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Fourteenth case

Oaklawn Blvd	0250050	88,200
--------------	---------	--------

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Fifteen case

2102 JOHNSON	0131230	97600
--------------	---------	-------

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

Sixteenth case

JOHNSON ST	0131235	3000
------------	---------	------

A motion was made by Rosalyn Wiggins and was seconded by Misty Pippin for the values to remain the same as the assessment. Motion carried.

All business being concluded the meeting was adjourned at 6:25 PM

Minutes approved by:

Rosalyn Wiggins, Chairperson Rosalyn Wiggins Date Aug 30, 2023

Misty Pippins, Secretary Misty Pippin Date Aug 30, 2023