

**APPROVED MINUTES
KING WILLIAM COUNTY BOARD OF EQUALIZATION
MEETING OF MARCH 21, 2023**

A meeting of the Board of Equalization of King William County, Virginia, was held on the 21st day of March, 2023 beginning at 1:00 p.m. in the Board Meeting Room of the County Administration Building.

Agenda Item 1. CALL TO ORDER

Chairman Tassinari called the meeting to order.

Agenda Item 2. ROLL CALL

The members of the Board of Equalization were polled:

1st District: Sandra M. Willis	Absent
2nd District: Vincent Gaines	Present
4th District: John W. Turnage	Present
5th District: Gene L. Greenwood	Present
Alternate #1, 3rd District: Frederick J. Krauss	Present
Alternate #2, 1st District: Gregory Henrich	N/A
3rd District: Sergio Tassinari	Present

Also Present: Karena L. Funkhouser, Commissioner of the Revenue
Brannan Pearson, Assessor

Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA

Agenda Item 4. APPROVAL OF MINUTES

4.a. February 28, 2023 Draft Meeting Minutes

Chairman Tassinari made a motion to approve the draft minutes as presented. Mr. Gaines seconded. The Chairman called for any discussion. The members were polled:

2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
3rd District: Sergio Tassinari	Aye

Agenda Item 5. APPELANT PRESENTATIONS

5.a. 1:00-2:00pm - Board Review

The Board members reviewed the hearings scheduled for this meeting.

The Board agreed to shorten the review period for future meetings to thirty minutes and add an additional hearing slot from 1:30-2:00pm.

5.b. 2:00-2:30pm - Donaldson

Ms. Donaldson explained her property is land-locked and she has been unable to obtain a right-of-way.

Mr. Krauss suggesting valuing the parcel at \$23,800, 7.92 acres at \$3,000/acre.

Chairman Tassinari made a motion to decrease the land value on Parcel 7-21 from \$60,800 to \$23,800. Mr. Krauss seconded. The Chairman called for any discussion. The members were polled:

4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
2nd District: Vincent Gaines	Aye
3rd District: Sergio Tassinari	Aye

5.c. 2:30-3:00pm - Bancroft

Commissioner Funkhouser explained she decreased Ms. Bancroft's valuation by \$20,000 for solar panels, which are not taxable.

Ms. Bancroft disagreed with the following valuations:

- Pool doubled in value, is over 20 years old.
- Shed values increased at different rates; one 8x6 shed missing.
- Hot tub has a value whereas it never has before.
- A metal 30x60 metal garage was added to the property.

Commissioner Funkhouser recommended changing the condition of the pool from good to average; the 8x10 shed from very good to average; the 10x12 shed from good to average; and the hot tub from poor to very poor. She also recommended adding the 8x6 shed at fair condition and 30x60 metal garage. These changes would decrease the total value of the parcel from \$331,200 to \$313,700.

Chairman Tassinari made a motion to decrease the building value on Parcel 14-17A from \$287,300 to \$269,800 for a total parcel value of \$313,700. Mr. Turnage seconded. The Chairman called for any discussion. The members were polled:

5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
3rd District: Sergio Tassinari	Aye

5.d. 3:00-3:30pm - Abrams

Mr. Abrams said his building value was calculated based on a finished attic and his attic remains unfinished.

Based on 864 sq. ft. finished and 432 sq. ft. unfinished, Commissioner Funkhouser said the value of the building should be \$172,000. Including the land, the total parcel value should be \$214,000.

Chairman Tassinari made a motion to decrease the building value on Parcel 29A-17 from \$196,200 to \$172,000 for a total parcel value of \$214,000. Mr. Gaines seconded. The Chairman called for any discussion. The members were polled:

Alternate #1, 3rd District: Frederick J. Krauss	Aye
2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
3rd District: Sergio Tassinari	Aye

5.e. 3:30-4:00pm - Gwathmey

Ms. Gwathmey said the house on her property is not in livable condition and the value should be decreased.

Mr. Turnage asked if there were mobile homes on the property. Ms. Gwathmey said no, they were on adjacent properties. Commissioner Funkhouser removed two hookups from the property card at \$7,000 each. She suggested changing the building value to poor. These changes took the building value from \$49,600 to \$27,200.

Mr. Turnage made a motion to decrease the building value on Parcel 11-63 from \$49,600 to \$27,200 for a total parcel value of \$85,200. Chairman Tassinari seconded. The Chairman called for any discussion. The members were polled:

2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
3rd District: Sergio Tassinari	Aye

5.e. 4:00-4:30pm - Gauthier

Mr. Gauthier said he believes his property is overvalued based on comparable sales in the area and his belief that the federal reserve will raise interest rates and drive down home sales.

The Board agreed the comparables provided were outside the timeframe considered for this reassessment and were not comparable. More recent sales figures showed sales consistently over \$300,000 for similar properties in the area. The actions of the federal reserve in the future have no bearing on the current reassessment.

Mr. Krauss made a motion to affirm the 2023 reassessed value of parcel 29B-1-19 at \$311,900. Chairman Tassinari seconded. The Chairman called for any discussion. The members were polled:

2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
3rd District: Sergio Tassinari	Aye

5.f. 4:30-5:00pm - Burgdorf

Parcel 1 – 63A1-3-A

Mr. Burgdorf said he disagreed with the methodology of assessing waterfront properties on River Road. He also disagreed with the value of the bulkhead on the property.

Mr. Pearson said the \$7,000 residual value on this parcel is an error because it is under one acre. Commissioner Funkhouser recommended changing the condition of the bulkhead from average to poor for a decrease of \$1,000.

Mr. Krauss made a motion to decrease the total value of parcel 63A1-3-A from \$210,700 to \$202,700. Chairman Tassinari seconded. The Chairman called for any discussion. The members were polled:

2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
3rd District: Sergio Tassinari	Aye

Parcel 2 – 63A1-3-U

Mr. Burgdorf said he disagreed with the methodology of assessing waterfront properties on River Road. He also disagreed with the value of the bulkhead and house on the property.

Mr. Pearson said the \$5,500 residual value on this parcel is an error because it is under one acre. Commissioner Funkhouser recommended changing the condition of the bulkhead from average to poor for a decrease of \$2,700 and downgrading the house from B+ to B which decreases the value by \$16,300.

Mr. Turnage made a motion to decrease the land value of parcel 63A1-3-U from \$205,500 to \$200,000 and the building value from \$429,900 to \$410,900 for a total parcel value of \$610,900. Chairman Tassinari seconded. The Chairman called for any discussion. The members were polled:

4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
2nd District: Vincent Gaines	Aye
3rd District: Sergio Tassinari	Aye

Agenda Item 6. ADJOURN OR RECESS

Chairman Tassinari made a motion to adjourn. Mr. Gaines seconded. The members were polled:

5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
2nd District: Vincent Gaines – Vice Chair	Aye
4th District: John W. Turnage - Secretary	Aye
3rd District: Sergio Tassinari - Chair	Aye

COPY TESTE:

John W. Turnage, Secretary
Board of Equalization

Christine H. Branch
Clerk to the Board of Supervisors