

**APPROVED MINUTES
KING WILLIAM COUNTY BOARD OF EQUALIZATION
MEETING OF MARCH 23, 2023**

A meeting of the Board of Equalization of King William County, Virginia, was held on the 23rd day of March, 2023 beginning at 4:00 p.m. in the Board 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	N/A
Alternate #2, 1st District: Gregory Henrich	Absent
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. March 21, 2023 Draft Meeting Minutes

Mr. Gaines made a motion to approve the draft minutes as presented. 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 #2, 1st District: Gregory Henrich	Absent
3rd District: Sergio Tassinari	Aye

Agenda Item 5. APPELANT PRESENTATIONS

5.a. 4:00-4:30pm - Board Review

The Board members reviewed the hearings scheduled for this meeting.

5.b. 4:30-5:00pm - Gaines

Mr. Gaines recused himself from the meeting.

Mr. Gaines said similar properties with the same grade are assessed lower than his. He also said the land should be assessed as one homesite because one house is vacant and the two houses share a well and septic system.

Commissioner Funkhouser suggested valuing the second homesite at 50% because of the shared systems.

Mr. Turnage made a motion to decrease the total value of Parcel 38-6 from \$526,700 to \$489,000. Mr. Greenwood seconded. The Chairman called for any discussion. The members were polled:

4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
Alternate #2, 1st District: Gregory Henrich	Absent
2nd District: Vincent Gaines	Recused
3rd District: Sergio Tassinari	Aye

Mr. Gaines rejoined the meeting as a Board member.

Parcel 2-13A – Deloris Gwathmey

Ms. Gwathmey brought factual errors to the attention of the Clerk. Because she missed the application deadline, Ms. Gwathmey could not be heard by the Board of Equalization, but her errors could be addressed.

Ms. Gwathmey said the house on the property is not in livable condition. The photos on her property card confirmed this. Mr. Pearson said he would value the home at nothing. Commissioner Funkhouser said there are other unlivable properties in the County and they are given a value. If an owner wants a zero valuation, they must have the building torn down.

Chairman Tassinari made a motion to decrease the value of the building on Parcel 2-13A from \$30,100 to \$10,000 for a total parcel assessment of \$124,300. Mr. Gaines seconded. The Chairman called for any discussion. The members were polled:

5th District: Gene L. Greenwood	Aye
Alternate #2, 1st District: Gregory Henrich	Absent
2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
3rd District: Sergio Tassinari	Aye

5.c. 5:00-5:30pm - Harrell

Mr. Harrell said he believes the building is valued too high because no one lives in it, the roof leaks, and the floor has deteriorated.

Commissioner Funkhouser suggested changing the grade to E.

Chairman Tassinari made a motion to decrease the value of Parcel 60-20A from \$387,600 to \$349,800. Mr. Turnage 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 #2, 1st District: Gregory Henrich	Absent
3rd District: Sergio Tassinari	Aye

5.d. 5:30-6:00pm - Helms

Ms. Helms said her property is the same as her neighbors but is assessed higher on both the land and the building. The neighboring properties were built around the same time by the same builder.

Commissioner Funkhouser said the neighboring properties had a C grade while Ms. Helms' property had a C+ grade.

Mr. Turnage made a motion to decrease the home value on Parcel 48-7-2 to \$166,000 by reducing the grade to C. Chairman Tassinari seconded. The Chairman called for any discussion. The members were polled:

Alternate #2, 1st District: Gregory Henrich	Absent
2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
3rd District: Sergio Tassinari	Aye

5.e. 6:00-6:30pm - Kemp

Mr. Kemp said he met with the Assessor but still believes his land is over assessed. He said the property is landlocked and not conducive to construction.

Commissioner Funkhouser suggested removing the homesite value on the land.

Chairman Tassinari made a motion to decrease the value of Parcel 46-14A from \$47,900 to \$35,900 by removing the homesite. 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 #2, 1st District: Gregory Henrich	Absent
3rd District: Sergio Tassinari	Aye

5.e. 6:30-7:00pm - Kopacki

Ms. Kopacki presented factual errors and an appraisal of the home from 2021, and said the house across the street is larger and valued less than hers.

The Board informed Ms. Kopacki the appraisal provided was outside the timeframe for this reassessment and could not be considered. The factual errors were corrected resulting in a reduction of \$8,600.

Chairman Tassinari made a motion to decrease the building value of Parcel 63A7-10-52 by correcting the factual errors for a total parcel value of \$486,500. Mr. Turnage 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 #2, 1st District: Gregory Henrich	Absent
3rd District: Sergio Tassinari	Aye

5.f. 7:00-7:30pm – St. John

Mr. St. John said Commissioner Funkhouser had already corrected a factual error on a garage, the shed on the property is in poor condition, and a comparable home is assessed at a lower value than his.

Chairman Tassinari made a motion to decrease the total value of parcel 44-7B from \$262,300 to \$242,600. Mr. Gaines seconded. The Chairman called for any discussion. The members were polled:

4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
Alternate #2, 1st District: Gregory Henrich	Absent
2nd District: Vincent Gaines	Aye
3rd District: Sergio Tassinari	Aye

Agenda Item 6. ADJOURN OR RECESS

Chairman Tassinari made a motion to adjourn, seconded by Mr. Turnage. All were in favor with none opposing.

COPY TESTE:

John W. Turnage, Secretary
Board of Equalization

Christine H. Branch
Clerk to the Board of Supervisors