

**APPROVED MINUTES
KING WILLIAM COUNTY BOARD OF EQUALIZATION
MEETING OF APRIL 4, 2023**

A meeting of the Board of Equalization of King William County, Virginia, was held on the 4th day of April, 2023 beginning at 1:00 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	Absent
5th District: Gene L. Greenwood	Present
Alternate #1, 3rd District: Frederick J. Krauss	Present
Alternate #2, 1st District: Gregory Henrich	Absent
3rd District: Sergio Tassinari, Chair	Present

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

Agenda Item 3. APPROVAL OF MINUTES

3.a. March 30, 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
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
Alternate #2, 1st District: Gregory Henrich	Absent
3rd District: Sergio Tassinari, Chair	Aye

Agenda Item 4. APPELANT PRESENTATIONS

4.a. 1:00-1:15pm - Board Review

The Board members reviewed the hearings scheduled for this meeting. No representative from Pearson's Appraisal Services was available to attend the meeting.

4.b. 1:15pm – Redd (Brown)

Ms. Brown asked why the value of her property increased so much when neighboring properties did not. Chairman Tassinari explained there hasn't been an assessment since 2015. He also said the Board is now aware that several properties neighboring hers were not assessed for a homesite. Those property owners will receive notice that their property values have increased.

Chairman Tassinari made a motion to change the value of Parcel 26-23B to \$52,680 from \$52,700 to correct a rounding error. Mr. Greenwood 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
Alternate #2, 1st District: Gregory Henrich	Absent
2nd District: Vincent Gaines	Aye
3rd District: Sergio Tassinari, Chair	Aye

4.c. 1:30pm - Sanders

Parcel 63A3-3-1A

Mr. Sanders said the parcel is assessed at greater than its Fair Market Value and is out of line with similar properties. He said the land is vacant and zoned SD-1 and is the only property in the Town of West Point zoned that way.

Mr. Krauss made a motion to affirm the assessed value of Parcel 63A3-3-1A at \$80,000. 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
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
3rd District: Sergio Tassinari, Chair	Aye

Parcel 63A4-6-5-20

Mr. Sanders said there is an error on the property card which says the land is 2.5 acres. He said it is actually less than 0.5 acres.

Mr. Krauss made a motion to decrease the assessed value of Parcel 63A4-6-5-20 from \$152,400 to \$138,400. Chairman Tassinari seconded. The Chairman called for any discussion. The members were polled:

Alternate #1, 3rd District: Frederick J. Krauss	Aye
Alternate #2, 1st District: Gregory Henrich	Absent
2nd District: Vincent Gaines	Aye
5th District: Gene L. Greenwood	Aye
3rd District: Sergio Tassinari, Chair	Aye

Parcel 69A1-28-356A

Mr. Sanders said the parcel is assessed at greater than its Fair Market Value. He said the building is over 100 years old and the lot was divided in half. Mr. Krauss said that created two separate commercial parcels, each assessed accordingly.

Mr. Krauss made a motion to affirm the assessed value of Parcel 69A1-28-356A at \$166,200. Mr. Greenwood seconded. The Chairman called for any discussion. The members were polled:

Alternate #2, 1st District: Gregory Henrich	Absent
2nd District: Vincent Gaines	Aye
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
3rd District: Sergio Tassinari, Chair	Aye

Parcel 63A3-5-241

Mr. Sanders said he had a professional appraisal done in January 2021 and the value was assessed at \$515,000. Because the date of the appraisal was outside the parameters of this assessment, the Board was unable to consider it.

Mr. Krauss made a motion to affirm the assessed value of Parcel 63A3-5-241 at \$692,400. There being no second, the motion died.

After further discussion, Mr. Krauss made a motion to decrease the assessed value of Parcel 63A3-5-241 from \$692,400 to \$628,200 and reduce each building to a C-. Mr. Greenwood seconded. The Chairman called for any discussion. The members were polled:

2nd District: Vincent Gaines	Aye
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
Alternate #2, 1st District: Gregory Henrich	Absent
3rd District: Sergio Tassinari, Chair	Aye

Parcel 63A4-6-5-5

Mr. Sanders said the parcel was assessed at greater than its Fair Market Value.

Mr. Krauss made a motion to affirm the assessed value of Parcel 63A4-6-5-5 at \$283,100. Chairman Tassinari 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
Alternate #2, 1st District: Gregory Henrich	Absent
2nd District: Vincent Gaines	Aye
3rd District: Sergio Tassinari, Chair	Aye

Parcel 63A3-6-79

Mr. Sanders said there was a lack of uniformity in the assessment of this parcel compared to others around it.

Chairman Tassinari made a motion to affirm the assessed value of Parcel 63A3-6-79 at \$382,400. Mr. Krauss seconded. The Chairman called for any discussion. The members were polled:

2nd District: Vincent Gaines	Aye
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
Alternate #2, 1st District: Gregory Henrich	Absent
3rd District: Sergio Tassinari, Chair	Aye

Parcel 69A3-1-72-2511

Mr. Sanders said the parcel was assessed at greater than its Fair Market Value. The second story was assessed as fully finished when it is only one half the size of the first story due to a cathedral ceiling, causing the square footage to be incorrect.

Chairman Tassinari made a motion to decrease the assessed value of Parcel 69A3-1-72-2511 from \$282,400 to \$223,500. Mr. Gaines 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
Alternate #2, 1st District: Gregory Henrich	Absent
2nd District: Vincent Gaines	Aye
3rd District: Sergio Tassinari, Chair	Aye

Parcel 69A1-52-717

Mr. Sanders said the parcel was assessed at greater than its Fair Market Value.

Mr. Krauss made a motion to affirm the assessed value of Parcel 69A1-52-717 from \$249,200. Chairman Tassinari seconded. The Chairman called for any discussion. The members were polled:

2nd District: Vincent Gaines	Aye
5th District: Gene L. Greenwood	Aye
Alternate #1, 3rd District: Frederick J. Krauss	Aye
Alternate #2, 1st District: Gregory Henrich	Absent
3rd District: Sergio Tassinari, Chair	Aye

Agenda Item 5. ADJOURN OR RECESS

Chairman Tassinari made a motion to adjourn, seconded by Mr. Gaines. The Chairman called for any discussion. All were in favor with none opposed.

COPY TESTE:

John W. Turnage, Secretary
Board of Equalization

Christine H. Branch
Clerk to the Board of Supervisors