

**APPROVED MINUTES
KING WILLIAM COUNTY BOARD OF EQUALIZATION
MEETING OF APRIL 11, 2023**

A meeting of the Board of Equalization of King William County, Virginia, was held on the 11th 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	Present
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	N/A
3rd District: Sergio Tassinari, Chair	Present

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

Agenda Item 3. APPROVAL OF MINUTES

3.a. April 6, 2023 Draft Meeting Minutes

Chairman Tassinari made a motion to approve the draft minutes as presented. Ms. Willis 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
1st District: Sandra M. Willis	Aye
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 – Montalbano

Mr. Joseph W. Montalbano appeared on behalf of Dolores K. Montalbano and presented a notarized letter from her permitting him to do so.

Parcel 22-102

Mr. Montalbano said the land is woodland and is assessed as cleared land.

Mr. Gaines made a motion to change the value of Parcel 22-102 from \$40,000 back to \$3,000. 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
1st District: Sandra M. Willis	Aye
2nd District: Vincent Gaines	Aye
3rd District: Sergio Tassinari, Chair	Aye

Parcel 22-104

Mr. Montalbano said the entirety of the land is pond.

Chairman Tassinari made a motion to change the value of Parcel 22-104 from \$92,600 to \$24,700. Mr. Gaines seconded. The Chairman called for any discussion. The members were polled:

5th District: Gene L. Greenwood	Aye
1st District: Sandra M. Willis	Aye
2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
3rd District: Sergio Tassinari, Chair	Aye

Parcel 34-7L2 (Commercial)

Mr. Montalbano said the condition of the building is overvalued and the rent charged to tenants is significantly below market rates.

Chairman Tassinari made a motion to change the value of Parcel 34-7L2 from \$1,860,200 to \$1,426,800. Mr. Turnage seconded. The Chairman called for any discussion. The members were polled:

1st District: Sandra M. Willis	Aye
2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
3rd District: Sergio Tassinari, Chair	Aye

Parcel 22-104A

Mr. Montalbano said the building is not livable and is used solely for storage. There is also a dilapidated shed on the property which is being assessed.

Mr. Gaines made a motion to change the value of Parcel 22-104A from \$142,400 to \$123,300. Chairman Tassinari seconded. The Chairman called for any discussion. The members were polled:

1st District: Sandra M. Willis	Aye
2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
3rd District: Sergio Tassinari, Chair	Aye

Parcel 22-101

Mr. Montalbano said the land cannot be built upon and contains a well and drain fields.

Mr. Turnage made a motion to affirm the value of Parcel 22-101 at \$30,000. 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
1st District: Sandra M. Willis	Aye
3rd District: Sergio Tassinari, Chair	Aye

4.b. 2:15pm - Parr

Mr. Parr said there was a hallway being assessed as a ½ story finished.

Chairman Tassinari made a motion to change the value of Parcel 38-16D from \$595,900 to \$592,700. Mr. Turnage seconded. The Chairman called for any discussion. The members were polled:

4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
1st District: Sandra M. Willis	Aye
2nd District: Vincent Gaines	Aye
3rd District: Sergio Tassinari, Chair	Aye

4.c. 2:30pm - Pleasants

Mr. Pleasants said the property was assessed greater than its Fair Market Value and was out of line with generally similar properties.

Mr. Turnage made a motion to affirm the value of Parcel 11-5-6 at \$647,600. Chairman Tassinari seconded. The Chairman called for any discussion. The members were polled:

1st District: Sandra M. Willis	Aye
2nd District: Vincent Gaines	Aye
4th District: John W. Turnage	Aye
5th District: Gene L. Greenwood	Aye
3rd District: Sergio Tassinari, Chair	Aye

4.d. 2:45pm - Richardson

Mr. Richardson said the property was assessed out of line with generally similar properties and said the condition of the neighborhood and surrounding properties devalued his.

Ms. Willis made a motion to change the value of Parcel 27-2 from \$275,300 to \$258,700. 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
1st District: Sandra M. Willis	Aye
3rd District: Sergio Tassinari, Chair	Aye

Agenda Item 5. ADJOURN OR RECESS

Mr. Gaines made a motion to adjourn, seconded by Chairman Tassinari. 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

Montalbano Properties

1513 Chauncy Lane
Richmond, VA 23238
804-740-5505 or 804-909-2471

King William County
Board of Equalization
180 Horse Landing Rd.
King William, VA. 23086

This Letter will serve as confirmation,
that, my son, Joseph W. Montalbano has
my permission to represent me on April
11, 2023 at the Board of Equalization in
King William County.

Roberto L. Montalbano 4/4/2023

State of Virginia County of Henrico
Subscribed and sworn before me on 04/04/2023
(Date)
[Signature]
(Notary Signature)

BENJAMIN TAYLOR BLUE
NOTARY PUBLIC
REG. #7687965
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2024