



City Assessor’s Office  
 135 North Union Street  
 Petersburg, Virginia 23803  
 (804) 733-2330  
 www.petersburg-va.org/148/City-Assessor



Brian E. Gordineer, AAS  
 City Assessor

**MINUTES**

**Board of Equalization Hearings  
 135 North Union Street, Petersburg, Virginia**

**May 28, 2020  
 Beginning at 9 am**

1.1 Organizational Meeting

Present: Board - Michael Packer, Leonard Muse, Jeff Clark  
 City – Brian Gordineer, Anthony Williams, Crystal Green, Shannon Griffin,  
 Mary Burket

Michael Packer served as Acting-Chair and called the meeting to order at 9 am. The The Acting-Chair called for nominations for the Chair and Secretary, Jeff Clark nominated Michael Packer as Chair and Leonard Muse as Secretary. Leonard Muse seconded the nomination for the Chair and Michael Packer seconded the nomination for the Secretary. The votes for the Chair and Secretary were unanimous.

1.2 Parcel 011010804 – 39 River St.

Darryl L. Smith, Owner

Appeal based on fair market value.

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$80,700	\$80,700	\$80,700	\$80,700	\$0
Improvement	\$1,743,100	\$1,269,700	\$1,269,700	\$1,269,700	-\$473,400
Total	\$1,823,800	\$1,350,400	\$1,350,400	\$1,350,400	-\$473,400

Michael Packer made a motion, Leonard Muse seconded, to reduce the assessment.

Leonard Muse **Aye** Nay Abstain  
 Michael Packer **Aye** Nay Abstain  
 Jeff Clark **Aye** Nay Abstain

Decrease based on fair market value.

1.3 Parcel 021130001– 400 Mars St.

Paola B, Castillo, Agent

Appeal based on fair market value.

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$352,000	\$352,000	\$352,000	\$352,000	\$
Improvement	\$3,168,000	\$1,220,000	\$1,220,000	\$1,220,000	-\$1,948,000
Total	\$3,520,000	\$1,572,000	\$1,572,000	\$1,572,000	-\$1,948,000

Michael Packer made a motion, Leonard Muse seconded, to reduce the assessment.

Leonard Muse      **Aye**    Nay    Abstain  
Michael Packer     **Aye**    Nay    Abstain  
Jeff Clark          **Aye**    Nay    Abstain

Decrease based on fair market value.

1.4 Parcel 031310008 – 900 S. Sycamore St.

Rolando West, Agent

Appeal based on fair market value.

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$65,400	\$65,400	\$65,400	\$65,400	\$0
Improvement	\$140,100	\$59,800	\$64,600	\$64,600	-\$75,500
Total	\$205,500	\$125,200	\$130,000	\$130,00	-\$75,500

Michael Packer made a motion, Leonard Muse seconded, to reduce the assessment.

Leonard Muse      **Aye**    Nay    Abstain  
Michael Packer     **Aye**    Nay    Abstain  
Jeff Clark          **Aye**    Nay    Abstain

Decrease based on fair market value.

2. Parcel 022060015 – 28 S. Sycamore St.

James and Allena Gatis, Owners

Appeal based on equalization.

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$57,600	\$57,600	\$57,600	\$57,600	\$0
Improvement	\$132,300	\$30,100	\$132,300	\$132,300	\$0
Total	\$189,900	\$87,700	\$189,900	\$189,900	\$0

Leonard Muse made a motion, Jeff Clark seconded, to affirm the assessment.

Leonard Muse     **Aye**   Nay   Abstain  
Michael Packer   **Aye**   Nay   Abstain  
Jeff Clark        **Aye**   Nay   Abstain

3. Parcel 022060017 – 22 S. Sycamore St.

James and Allena Gatis, Owners

Appeal based on equalization.

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$121,600	\$42,300	\$42,300	\$42,300	\$0
Improvement	\$16,400	\$27,400	\$95,700	\$95,700	\$0
Total	\$138,000	\$69,700	\$138,000	\$138,000	\$0

Leonard Muse made a motion, Jeff Clark seconded, to affirm the assessment.

Leonard Muse     **Aye**   Nay   Abstain  
Michael Packer   **Aye**   Nay   Abstain  
Jeff Clark        **Aye**   Nay   Abstain

4. Parcel 022070014 – 33 S. Sycamore St.

James and Allena Gatis, Owners

Appeal based on equalization.

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$40,300	\$40,300	\$40,300	\$40,300	\$0
Improvement	\$87,100	\$48,100	\$87,100	\$87,100	\$0
Total	\$127,400	\$88,400	\$127,400	\$127,400	\$0

Leonard Muse made a motion, Jeff Clark seconded, to affirm the assessment.

Leonard Muse     **Aye**   Nay   Abstain  
Michael Packer   **Aye**   Nay   Abstain  
Jeff Clark        **Aye**   Nay   Abstain

5. Parcel 022060003 – 23 W. Wythe St.

James and Allena Gatis, Owners

Appeal based on equalization.

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$12,600	\$12,600	\$12,600	\$12,600	\$0
Improvement	\$17,600	\$8,100	\$17,600	\$17,600	\$0
Total	\$30,200	\$20,700	\$30,200	\$30,200	\$0

Leonard Muse made a motion, Jeff Clark seconded, to affirm the assessment.

Leonard Muse     **Aye**   Nay   Abstain  
Michael Packer   **Aye**   Nay   Abstain  
Jeff Clark        **Aye**   Nay   Abstain

6. Parcel 011260016 – 105 N. Sycamore St.

105 North Sycamore Street LLC, Owner

Appeal based on equalization, fair market value and inaccurate information.

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$16,500	\$16,500	\$16,500	\$16,500	\$0
Improvement	\$240,700	\$147,000	\$240,700	\$240,700	\$0
Total	\$257,200	\$163,500	\$257,200	\$257,200	\$0

Jeff Clark made a motion, Leonard Muse seconded, to affirm the assessment.

Leonard Muse        **Aye**    Nay    Abstain  
Michael Packer       **Aye**    Nay    Abstain  
Jeff Clark             **Aye**    Nay    Abstain

7. Parcel 011250023 – 22 N. Sycamore St.

Alain E. and Aimee S. Joyaux, Owners

Appeal based on equalization.

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$31,200	\$31,200	\$31,200	\$31,200	\$0
Improvement	\$335,200	\$231,300	\$335,200	\$292,600	-\$42,600
Total	\$366,400	\$262,500	\$366,400	\$323,800	-\$42,600

Leonard Muse made a motion, Jeff Clark seconded, to reduce the assessment.

Leonard Muse        **Aye**    Nay    Abstain  
Michael Packer       **Aye**    Nay    Abstain  
Jeff Clark             **Aye**    Nay    Abstain

Decrease based on fair market value.

8. Parcel 102040002 – 501 Rives Rd.

Petersburg Battlefields Foundation, Inc., Owners

Appeal based on equalization.

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$72,500	\$7,245	\$45,000	\$45,000	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Total	\$72,500	\$7,245	\$45,000	\$45,000	\$0

Jeff Clark made a motion, Leonard Muse seconded, to affirm the assessment.

Leonard Muse        **Aye**    Nay    Abstain  
Michael Packer       **Aye**    Nay    Abstain  
Jeff Clark             **Aye**    Nay    Abstain

9. Parcel 051060002 – 1800 Boydton Plank Rd.

Everest JSOJ Holdings LLC, Owner

Appeal based on equalization.

	Current Assessment	Requested Assessment	Recommended Assessment	Board Decision	Change of Assessment
Land	\$800,000	\$800,000	\$800,000	\$800,000	\$0
Improvement	\$7,200,000	\$5,073,000	\$7,200,000	\$7,200,000	\$0
Total	\$8,000,000	\$5,873,000	\$8,000,000	\$8,000,000	\$0

Jeff Clark made a motion, Leonard Muse seconded, to affirm the assessment.

Leonard Muse        **Aye**    Nay    Abstain  
Michael Packer       **Aye**    Nay    Abstain  
Jeff Clark             **Aye**    Nay    Abstain