



City of Virginia Beach Board of Equalization

August 14, 2025; 9 a.m.-2 p.m.
City Hall, Building 1, Room 2034
2401 Courthouse Drive

Minutes

Attendance

Members Present: Cynthia Blackwell, Phillip J. Hines, Charles T. Phillips II, John Profilet

Members Absent: William R. Burnette Jr.

City Staff Present: Sue Cunningham, Jordan Barton, Robert Vallad, Patrick Dorris

Call to Order

The meeting was called to order at 0900AM by Phillip J. Hines, Chairman

Unfinished Business

Hearing Time Limits Discussion:

The Board set time limits for presentations as follows: Ten minutes to the Appellant, Ten minutes to the City; Five minutes for each side rebuttals.

APPEAL DETAILS

Appeal Case Details

Case #1: 2026-31 / Owner: LR Greenwich Village LLC / GPIN: 1467-54-6228-0000 / Address: 5312 Bleecker Street

Reason: Value Dispute

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$5,600,000	\$5,600,000	\$5,600,000	\$5,600,000	\$0
Improvement	\$37,408,000	\$44,358,900	\$44,358,900	\$44,358,900	\$0
Total	\$43,008,000	\$49,958,900	\$49,958,900	\$49,958,900	\$0

William R. Burnette JR

BOARD VALUATION DECISION:

MOTION TO: AFFIRM ☒ REDUCE ☐

Member	Motion	Second	AYE	NAY	ABSTAIN
John Profilet			X		
Cynthia Blackwell			X		
Phillip J. Hines			X		
Charles T. Phillips II			X		
William R. Burnette JR.	ABSENT				

NOTES: City Assessors Decision Stands

Case #2: 2026-32 / Owner: VA7 Providence Green LLC/ GPIN: 1456-40-4105-0000 / Address: 6100 SILVERSMITH COURT

Reason: **VALUE DISPUTE**

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$8,800,000	\$8,800,000	\$8,800,000		WITHDRAWN
Improvement	\$47,113,800	\$60,351,100	\$60,351,100		WITHDRAWN
Total	\$55,913,800	\$69,151,100	\$69,151,100		WITHDRAWN

BOARD VALUATION DECISION: CASE WITHDRAWN

MOTION TO: AFFIRM [] REDUCE []

Member	Motion	Second	AYE	NAY	ABSTAIN
William R. Burnette JR.					
Cynthia Blackwell					
Phillip J. Hines					
Charles T. Phillips II					
John Profilet					

NOTES: CASE WITHDRAWN PRIOR TO HEARING

Case #3: 2026-34 / Owner: Nexus Apartments Inc/ GPIN: 1468-30-1284-0000 / Address: 544 NEWTOWN RD

Reason: VALUE DISPUTE

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$4,690,000	\$4,690,000	\$4,690,000	\$4,690,000	\$0
Improvement	\$52,791,300	\$56,005,500	\$56,005,500	\$56,005,500	\$0
Total	\$57,481,300	\$60,695,500	\$60,695,500	\$60,695,500	\$0

BOARD VALUATION DECISION: AFFIRM

MOTION TO: AFFIRM [X] REDUCE []

Member	Motion	Second	AYE	NAY	ABSTAIN
John Profilet			X		
Cynthia Blackwell			X		
Phillip J. Hines			X		
Charles T. Phillips II			X		
William R. Burnette JR.	ABSENT				

NOTES: City Assessors Decision Stands

Case #4: 2026-35 / Owner: Cambria Associates LP / GPIN: 1477-21-4564-0000/ Address: 4884 TRAVERTINE AVE

Reason: Value Dispute

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$6,900,000	\$6,900,000	\$6,900,000	\$6,900,000	\$0
Improvement	\$51,391,200	\$52,536,700	\$52,536,700	\$52,536,700	\$0
Total	\$58,291,200	\$59,436,700	\$59,436,700	\$59,436,700	\$0

BOARD VALUATION DECISION:

MOTION TO: AFFIRM [X] REDUCE []

Member	Motion	Second	AYE	NAY	ABSTAIN
John Profilet			X		
Cynthia Blackwell			X		
Phillip J. Hines			X		
Charles T. Phillips II			X		
William R. Burnette JR.	ABSENT				

NOTES: City Assessors Decision Stands

Case #5: 2026-35.1 / Owner: Cambria Phase II LLC / GPIN: 1477-11-4692-0000/ Address: 221 LUNA AVE

Reason: Value Dispute

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000	\$0
Improvement	\$32,488,900	\$33,941,600	\$33,941,600	\$33,941,600	\$0
Total	\$36,988,900	\$38,441,600	\$38,441,600	\$38,441,600	\$0

BOARD VALUATION DECISION:

MOTION TO: AFFIRM [X] REDUCE []

Member	Motion	Second	AYE	NAY	ABSTAIN
John Profilet			X		
Cynthia Blackwell			X		
Phillip J. Hines			X		
Charles T. Phillips II			X		
William R. Burnette JR.	ABSENT				

NOTES: City Assessors Decision Stands

Case #6: 2026-39 / Owner: Checkered Flag Auto Group / GPIN: 1467-66-9472-0000 / Address: 5225 VIRGINIA BEACH BLVD

Reason: EQUITY DISPUTE

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$2,413,200	\$2,413,200	\$2,413,200	\$0	WITHDRAWN
Improvement	\$6,577,400	\$6,760,700	\$6,760,700	\$0	WITHDRAWN
Total	\$8,990,600	\$9,173,900	\$9,173,900	\$0	WITHDRAWN

BOARD VALUATION DECISION: WITHDRAWN PRIOR TO HEARING

MOTION TO: AFFIRM [] REDUCE []

Member	Motion	Second	AYE	NAY	ABSTAIN
William R. Burnette JR.					
Cynthia Blackwell					
Phillip J. Hines					
Charles T. Phillips II					
John Profilet					

NOTES:

Other Business

NONE

Adjournment

Meeting adjourned at 10:55AM

Copies and recording of minutes are on file and may be examined by appointment in the Office of the Real Estate Assessor at 2424 Courthouse Drive, Building 18, Virginia Beach, VA 23456 or online at [Board of Equalization | City of Virginia Beach.](#) For information call 757-385-6296.

Phillip J. Hines II
Chairman, Board of Equalization

Date