



City of Virginia Beach Board of Equalization

July 24, 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, Donna Feess, Nancy Pope, Robert Vallad, Patrick Dorris

Call to Order

The meeting was called to order at 9:00 a.m. by Phillip J. Hines.

Unfinished Business

Election of Officers

Board is required at first meeting to elect Chairman and Secretary for the Board.

Motion: To nominate Phillip Hines as Chairman, Re-Elect John Profilet as Vice Chairman and Cynthia Blackwell as Secretary by Charles T. Phillips II

Second by John Profilet

No other nominations were offered, and the nominations were closed and approved by all Board Members present.

Hearing Time Limits Discussion

Board set time limits for presentations: 10 minutes to appellant, 10 minutes for City, 5 minutes for rebuttal.

APPEAL DETAILS

Appeal Case Details

Case # 2026-01 / Owner: Land, Vernon / GPIN: 1466-91-4554-0000 / Address: 5108 Violet Bank Dr.

Reason: Fair Market Value (Land Only)

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$140,000	\$171,000	\$171,000	\$171,000	\$-0
Improvement	\$276,600	\$313,700	\$313,700	\$313,700	\$-0
Total	\$416,600	\$484,700	\$484,700	\$484,700	\$-0

1. Owner did not appear.

BOARD VALUATION DECISION:

MOTION TO: AFFIRM ☒ REDUCE ☐

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

Case #2: 2026-03 / Owner: Carriage House VA Beach / GPIN: 1468-54-8042-0000/
Address: 5340 Carriage House Dr.

Reason: Assessed more than fair market value

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$-0
Improvement	\$5,495,900	\$7,114,400	\$7,114,400	\$7,114,400	\$-0
Total	\$10,495,900	\$12,114,400	\$12,114,400	\$12,114,400	\$-0

1. Assessment carries due to tie.

BOARD VALUATION DECISION:**MOTION TO: AFFIRM [X] REDUCE []**

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

Case #3: 2026-04 / Owner: A B LP / GPIN: 1496-29-0658-0000 / Address: 460 Abbotsleigh Ct.**Reason: Assessed more than fair market value**

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$-0
Improvement	\$10,769,200	\$11,725,300	\$11,725,300	\$11,725,300	\$-0
Total	\$12,769,200	\$13,725,300	\$13,725,300	\$13,725,300	\$-0

1. No Notes

BOARD VALUATION DECISION:**MOTION TO: AFFIRM [X] REDUCE []**

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

Case #4: 2026-05 / Owner: Target Corporation / GPIN: 1477-56-1673-0000 / Address: 4554 Virginia Beach Blvd.

Reason: Assessed more than fair market value

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$9,191,200	\$9,191,200	\$9,191,200	\$9,191,200	\$-0
Improvement	\$10,135,000	\$10,331,600	\$10,331,600	\$10,331,600	\$-0
Total	\$19,326,200	\$19,522,800	\$19,522,800	\$19,522,800	\$-0

1. No Notes

BOARD VALUATION DECISION:

MOTION TO: AFFIRM [X] REDUCE []

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

Case #5: 2026-06 / Owner: Shangri La Associates / GPIN: 1496-18-9770-0000 / Address: 3100 Hunters Chase Dr.

Reason: Assessed more than fair market value

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$4,350,000	\$4,350,000	\$4,350,000	\$4,350,000	\$-0
Improvement	\$20,478,500	\$23,173,300	\$23,173,300	\$23,173,300	\$-0
Total	\$24,828,500	\$27,523,300	\$27,523,300	\$27,523,300	\$-0

1. No Notes

BOARD VALUATION DECISION:**MOTION TO: AFFIRM [X] REDUCE []**

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

Case #6: 2026-07 / Owner: KGLA / GPIN: 1488-74-2329-0000 / Address: 1000 Sir Timothy Dr.**Reason: Assessed more than fair market value**

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$-0
Improvement	\$33,230,800	\$36,434,100	\$36,434,100	\$33,230,800	\$-3,203,300
Total	\$40,430,800	\$43,634,100	\$43,634,100	\$43,634,100	\$-3,203,300

1. No Notes

BOARD VALUATION DECISION:**MOTION TO: AFFIRM [] REDUCE [X]**

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

Case #7: 2026-10 / Owner: Home Depot USA Inc. / GPIN: 2414-15-9035-0000 / Address: 2324 Elson Green Ave.

Reason: Subject is not equitably assessed with comparable properties

	Prior (FY 24/25) Assessment	FY 25/26 Notice	Office Review	BOE Decision	Change
Land	\$4,885,600	\$4,885,600	\$4,885,600	\$4,885,600	\$-0
Improvement	\$7,644,800	\$7,503,200	\$7,503,200	\$7,503,200	\$-0
Total	\$12,530,400	\$12,388,800	\$12,388,800	\$12,388,800	\$-0

1. Appellant will not be present-hear case on evidence presented with application.

BOARD VALUATION DECISION:

MOTION TO: AFFIRM [X] REDUCE []

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

Case #8: 2026-22 / Owner: Fremac Apartment Associates LLC / GPIN: 2417-28-2606-0000 / Address: 1309 Linkhorn Cir. **WITHDRAWN**

Case #9: 2026-36 / Owner: Senior Options Community LLC / GPIN: 1489-80-9680-0000 / Address: 3399 Ocean Shore Ave. **WITHDRAWN**

Other Business

None

Adjournment

Meeting adjourned at 11:30 a.m.

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