



City of Virginia Beach Board of Equalization

August 27, 2026
City Hall, Building 1, Room 2118
2401 Courthouse Drive

Minutes

Attendance

Members Present: Cynthia Blackwell, Charles T Phillip II, Phillip J Hines, John M Profilet, William R Burnette, Jr

Members Absent: Ben J Willis III

City Staff Present: Sue Cunninham, Kathi Edmundson, Brian Richarson, Patrick Dorris, Brent Milner, Jordan Barton, Donna Feess, Bella Gonzalez

Call to Order

The meeting was called to order at 0847am by Phillip J Hines.

Unfinished Business

APPEAL DETAILS

Appeal Case Details

Case # 2027-60 / Owner: Newtown Road MF Owner LLC/ GPIN: 1468-30-1284-000/ Address: _548 Newtown Road

Reason: Assessment at more or less than the fair market value

	Land	Improvement	Total
Prior (FY 25/26) Assessment	\$4,690,000	\$56,005,500	\$60,695,500
FY 26/27 Notice	\$4,690,000	\$55,042,400	\$59,732,400
Requested Assessment	\$4,690,000	\$54,410,000	\$59,100,000
Office Review	\$	\$	\$
BOE Decision	\$4,690,000	\$54,410,000	\$59,100,000
Change	\$0	\$0	\$0

1. Appellant Present

BOARD VALUATION DECISION: Appellant argument is the cost approach is the assessment if higher by a 1% range of the City using their income approach. City states their decision is on uniformity and the appellant is using sales with the property being valued at fair market value. The board voted for Appellant.

MOTION TO: AFFIRM [] REDUCE [x]

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

Case # 2027-61 / Owner: TARGET CORPORATION/ GPIN: 14775616730000 / Address: 4554 Virginia Beach Blvd #500

Reason: Assessment at more or less than the fair market value

	Land	Improvement	Total
Prior (FY 25/26) Assessment	\$9,191,200	\$10,331,600	\$19,522,800
FY 26/27 Notice	\$9,609,000	\$10,644,100	\$20,253,100
Requested Assessment	\$9,609,000	\$4,163,500	\$13,772,500
Office Review	\$0	\$0	\$0
BOE Decision	\$9,609,000	\$10,644,100	\$20,253,100
Change	\$0	\$0	\$0

1. Appellant Present

BOARD VALUATION DECISION: Board upheld City Assessment

MOTION TO: AFFIRM [x] REDUCE []

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

Case # 2027-62 / Owner: Carriage House of Virginia Beach/ GPIN: 14685480420000 / Address: 5340 Carriage House Drive

Reason: Assessment at more or less than the fair market value

	Land	Improvement	Total
Prior (FY 25/26) Assessment	\$5,000,000	\$7,114,400	\$12,114,400
FY 26/27 Notice	\$5,000,000	\$7,325,400	\$12,325,400
Requested Assessment	\$5,000,000	\$5,169,960	\$10,169,960
Office Review	\$	\$	\$
BOE Decision	\$5,000,000	\$7,325,400	\$12,325,400
Change	\$0	\$0	\$0

Appellant Present

BOARD VALUATION DECISION: Appellant states that the expenses are not being considered correctly. The City considered an income approach and effectively used all income per the guidelines. Closed session at 1006 to discuss income. The city presented actual numbers to be considered. The City argues the Appellant has a higher management fee. The Subject is submitting management fees higher than what's being reported in the market. The Appellant cap rate is being used by The City. Open session resumed at 1015am. The City used the blended approach that the Appellant submitted - showing the management fee is not consistent.

MOTION TO: AFFIRM [x] REDUCE []

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

Case # 2027-63-01/ Owner: Maple Bay Gardens/ GPIN: 24075696100000 / Address: 338 Dover CT

Reason: Assessment at more or less than the fair market value

	Land	Improvement	Total
Prior (FY 25/26) Assessment	\$5,350,000	\$37,632,800	\$42,982,800
FY 26/27 Notice	\$5,350,000	\$36,387,200	\$41,737,200
Requested Assessment	\$5,350,000	\$32,638,412	\$37,988,412
Office Review	\$0	\$0	\$0
BOE Decision	\$5,350,000	\$36,387,200	\$42,982,800
Change	\$0	\$0	\$0

2. Appellant Present

BOARD VALUATION DECISION: Appellant requests reduction and uses the income approach. The City used an income approach. The City used the rental numbers from the Appellant's packet. Closed session 1043 due to discussion of income. City states they considered actual market rents from the property websites. Expenses are higher and not performing well in Class. Vacancy is high. Open session resumed 1118am.

MOTION TO: AFFIRM [x] REDUCE []

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

Other Business

Adjournment Seession adjourned at 1120am.

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.

Board of Equalization

Date