

Board of Equalization
P O Box 125
Manassas, VA 20108-0125

The Board of Equalization held its first hearing on Monday, September 25, 2023 at 8500 Public Works Dr, Public Works Building.

Present for this hearing was Larry Cain Jr, Chairman, Gloria Hollis, Board Member and Brian Pace, Board Member, Kim Miller, Administrative Assistant to the Board. Also present was Ruth Sisler, Appraiser for the City of Manassas.


All parties to testify are sworn in.

The first case to be heard is **9291 Sumner Lake Boulevard, Tax Map #112-04-00251 (residential)**. Owners were not present. The appeal stated that most of the homes, with the exception of one, that have recently sold all have fully finished basements. Two properties, 9284 and 9288 both have extra rooms which are not reflected in layout of the homes. These houses cannot have the same fair market value if they are accurately assessed. The home in question has a completely unfinished basement, no extra bedrooms or bathrooms. They request a reduction in the assessment of their home.

Ruth Sisler, Real Estate Appraiser states the subject is a 3308 SF detached two-story frame dwelling with vinyl siding built in 2002 and located in the Sumner Lake neighborhood in Manassas. The property owner declined to allow an inspection to confirm the City's data. Since no inspection could be made, for the purpose of this review, all City data is presumed to be correct. While all sales were considered, three sales were considered by the appraiser to be most comparable to the subject property. Like the subject, two of these sales are Manor homes (Newall and Laine models). The third comparable is a Hallard model (Village group) which supports the subject's value. The average sale price for the two Manor comparables was \$787,500 and the mean assessment to sale ratio was 95%. There were no sales of the Mayfield model in 2022; however, there were two sales of the Mayfield model in 2021 with an average sale price of \$762,500. After review of all available information the City appraiser contends that the subject is not assessed above market value and recommends the assessment be affirmed.

Gloria Hollis makes a motion to affirm the 2023 assessment \$712,700. Brian Pace seconds the motion. All agree. Motion Carries.

The Board adjourns at 6:25



Sandy Day, Secretary to the Board

Larry J. Cain

Larry Cain Jr., Chairman to the Board

Kim Miller

Kim Miller, Administrative Assistant to the Board