

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

The Board of Equalization held its first hearing on Monday, September 27, 2022 at 8500 Public Works Dr, Public Works Building.

Present for this hearing was Larry Cain, Chairman, Sandy Day, Secretary and Gloria Hollis, Board Member, Kim Miller, Administrative Assistant to the Board. Also present was Clay Fortney, Real Estate Appraiser for the City of Manassas and Tim Demeria, Commissioner of the Revenue.

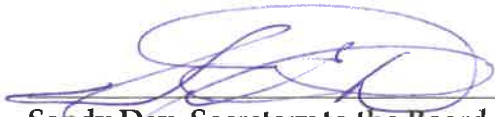
All parties to testify are sworn in.

The first case to be heard is **9523 Sandy Ct, Tax Map #101-39-00-213 (residential)**. Property owner Peter McCambridge. Mr. McCambridge stated that his appeal was based on inequity due to the sale of two properties in his surrounding area. He stated that the actual sale had occurred within 7-9 months' time. The property located at 9521 Sandy Ct. on the side of his property sold for \$411,000 and a second property located at 10243 Battlefield Dr, behind his property sold for \$420,000. Both properties have a full walkout basement. Mr. McCambridge indicated his property does not have a basement and the so-called 4th bedroom has no HVAC.

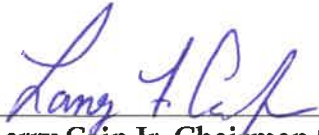
Clay Fortney, Real Estate Appraiser stated the subject property is a two-story vinyl-sided house built in 1985. The subject property was sold 8/20/2019 for \$425,000. It was confirmed by the listing agent that the property has been completely remodeled. The property sold for \$10,000 over asking price. Since the purchase Mr. McCambridge has added an inground pool and patio. Mr. Fortney stated, regarding the two comparable properties, that the property located at 9521 Sandy Ct has been a rental property since 2013. It is described as having 'great bones', but needs TLC and some repairs. The second comparable property located at 10243 Battlefield Dr is a Zillow listing and the sale was from 2020. Several emails were sent to Mr. McCambridge requesting an inspection of the property; however, he never responded. Consequently, for the purpose of this review, City records are considered correct. The City appraiser contends that the subject property is assessed at fair market value and recommends the assessment be affirmed.

Sandy Day makes a motion to affirm the 2022 assessment \$475,900. Gloria Hollis seconds the motion. All agree. Motion Carries.

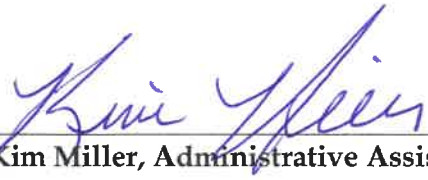
The Board adjourned at 6:25 p.m.



Sandy Day, Secretary to the Board



Larry Cain Jr, Chairman to the Board



Kim Miller, Administrative Assistant to the Board