



# Board of Equalization Hearings

June 13, 2024

Petersburg Area Transit Conference Room  
100 W Washington St.  
Beginning at 9:30am



## ORGANIZATIONAL MEETING MINUTES

### I. Call to Order

The meeting was called to order at 9:30am

### II. Roll Call

Present: Jeff Clark, Dale Pittman, Edward Montgomery, and James Walke (alternate)

### III. New Business

Jeff Clark and Edward Montgomery were nominated and elected as Chairman and Secretary, respectively. The Board reviewed the appeal applications assigned to them. The meeting was adjourned at 11:00am.

### IV. Appeal Hearings

#### Case 01. Parcel: 044350015, 1550 S Sycamore St

Applicant: Michael Owens, Agent

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 0
Improvement	\$ 8,611,200	\$ 10,800,000	\$ 8,611,200	\$ 8,611,200	\$ 0
Total	\$ 10,411,200	\$ 12,600,000	\$ 10,411,200	\$ 10,411,200	\$ 0

Appeal based on fair market value. The applicant/agent was late to the hearing, but the case was presented to the Board by the Assessor's Office.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by:	Jeff Clark	Yea
Seconded by:	Dale Pittman	Yea
	Edward Montgomery	Yea

#### Case 02. Parcel: 021130001, 400 Mars St

Applicant: Michael Owens, Agent

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 1,320,000	\$ 1,320,000	\$ 1,320,000	\$ 1,320,000	\$ 0
Improvement	\$ 3,133,900	\$ 1,680,000	\$ 3,133,900	\$ 3,133,900	\$ 0
Total	\$ 4,453,900	\$ 3,000,000	\$ 4,453,900	\$ 4,453,900	\$ 0

Appeal based on fair market value. The applicant/agent was late to the hearing, but the case was presented to the Board by the Assessor's Office.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Jeff Clark Yea  
 Seconded by: Dale Pittman Yea  
 Edward Montgomery Yea

**Case 03. Parcel: 066050801, 2200 S Crater Rd**

Applicant: Michael Owens, Agent

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 466,100	\$ 310,800	\$ 466,100	\$ 466,100	\$ 0
Improvement	\$ 139,200	\$ 139,200	\$ 139,200	\$ 139,200	\$ 0
Total	\$ 605,300	\$ 450,000	\$ 605,300	\$ 605,300	\$ 0

Appeal based on fair market value. The applicant/agent was late to the hearing, but the case was presented to the Board by the Assessor's Office.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Dale Pittman Yea  
 Seconded by: Jeff Clark Yea  
 Edward Montgomery Yea

**Case 04. Parcel: 087030808, 95 Medical Park Blvd**

Applicant: Michael Owens, Agent

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 1,301,900	\$ 1,301,900	\$ 1,301,900	\$ 1,301,900	\$ 0
Improvement	\$ 9,939,400	\$ 8,274,800	\$ 9,939,400	\$ 9,939,400	\$ 0
Total	\$ 11,241,300	\$ 9,576,700	\$ 11,241,300	\$ 11,241,300	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the applicant/agent was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Edward Montgomery Yea  
 Seconded by: Jeff Clark Yea  
 Dale Pittman Yea

**Case 05. Parcel: 021170005, 445 Round Top Ave**

Applicant: Steven Silvasy, Agent

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 1,080,000	\$ 1,080,000	\$ 1,080,000	\$ 1,080,000	\$ 0
Improvement	\$ 4,429,200	\$ 1,946,172	\$ 4,429,200	\$ 4,429,200	\$ 0
Total	\$ 5,509,200	\$ 3,026,172	\$ 5,509,200	\$ 5,509,200	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the applicant/agent was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment

The motion was made by: Dale Pittman Yea  
 Seconded by: Jeff Clark Yea  
 Edward Montgomery Yea

**Case 06. Parcel: 023030014, 607-703 Commerce St**

Applicant: Steven Silvasy, Agent

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 0
Improvement	\$ 2,243,600	\$ 806,480	\$ 2,243,600	\$ 2,243,600	\$ 0
Total	\$ 3,188,600	\$ 1,751,480	\$ 3,188,600	\$ 3,188,600	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the applicant/agent was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment

The motion was made by: Dale Pittman Yea  
 Seconded by: Jeff Clark Yea  
 Edward Montgomery Yea

**Case 07. Parcel: 023050002, 607 Hinton St**

Applicant: Steven Silvasy, Agent

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 45,400	\$ 24,938	\$ 45,400	\$ 45,400	\$ 0
Improvement	\$	\$	\$	\$	\$ 0
Total	\$ 45,400	\$ 24,938	\$ 45,400	\$ 45,400	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the applicant/agent was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment

The motion was made by: Jeff Clark Yea  
 Seconded by: Dale Pittman Yea  
 Edward Montgomery Yea

**Case 08. Parcel: 023050800, 602 Commerce St**

Applicant: Steven Silvasy, Agent

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 30,300	\$ 16,644	\$ 30,300	\$ 30,300	\$ 0
Improvement	\$	\$	\$	\$	\$ 0
Total	\$ 30,300	\$ 16,644	\$ 30,300	\$ 30,300	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the applicant/agent was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment

The motion was made by: Jeff Clark Yea  
 Seconded by: Dale Pittman Yea  
 Edward Montgomery Yea

**Case 09. Parcel: 029050024, 107 S Chappell St**

Applicant: Rita Driskell, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 6,700	\$ 6,700	\$ 6,700	\$ 6,700	\$ 0
Improvement	\$ 53,500	\$ 32,100	\$ 53,500	\$ 53,500	\$ 0
Total	\$ 60,200	\$ 38,800	\$ 60,200	\$ 60,200	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the owner was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Jeff Clark Yea  
 Seconded by: Dale Pittman Yea  
 Edward Montgomery Yea

**Case 10. Parcel: 010110029, 405 Cross St**

Applicant: Dana Ballenger, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 7,700	\$ 7,700	\$ 7,700	\$ 7,700	\$ 0
Improvement	\$ 170,500	\$ 104,300	\$ 170,500	\$ 170,500	\$ 0
Total	\$ 178,200	\$ 112,000	\$ 178,200	\$ 178,200	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the owner was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Jeff Clark Yea  
 Seconded by: Dale Pittman Yea  
 Edward Montgomery Yea

**Case 11. Parcel: 010160029, 404 Cross St**

Applicant: Dana Ballenger, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 12,800	\$ 12,800	\$ 12,800	\$ 12,800	\$ 0
Improvement	\$ 128,800	\$ 90,000	\$ 128,800	\$ 128,800	\$ 0
Total	\$ 141,600	\$ 102,800	\$ 141,600	\$ 141,600	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the owner was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Edward Montgomery Yea  
 Seconded by: Dale Pittman Yea  
 Jeff Clark Yea

**Case 12. Parcel: 010170002, 501 High St**

Applicant: Dana Ballenger, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 76,700	\$ 50,000	\$ 76,700	\$ 76,700	\$ 0
Improvement	\$ 243,100	\$ 173,700	\$ 243,100	\$ 243,100	\$ 0
Total	\$ 319,800	\$ 223,700	\$ 319,800	\$ 319,800	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the owner was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Edward Montgomery Yea  
 Seconded by: James Walke Yea  
 Jeff Clark Yea

**Case 13. Parcel: 030150003, 503 Mistletoe St**

Applicant: Kenneth Lewis, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 7,000	\$ 2,900	\$ 7,000	\$ 7,000	\$ 0
Improvement	\$ 94,000	\$ 40,000	\$ 94,000	\$ 94,000	\$ 0
Total	\$ 101,000	\$ 42,900	\$ 101,000	\$ 101,000	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the owner was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Dale Pittman Yea  
 Seconded by: Eddie Montgomery Yea  
 Jeff Clark Yea

**Case 14. Parcel: 030160004, 519 Shore St**

Applicant: Kenneth Lewis, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 9,000	\$ 3,600	\$ 9,000	\$ 9,000	\$ 0
Improvement	\$	\$	\$	\$	\$ 0
Total	\$ 9,000	\$ 3,600	\$ 9,000	\$ 9,000	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the owner was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Jeff Clark Yea  
 Seconded by: Dale Pittman Yea  
 Eddie Montgomery Yea

**Case 15. Parcel: 044140008, 507 North Carolina Ave**

Applicant: Ervin Clarke, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 11,100	\$ 8,165	\$ 11,100	\$ 11,100	\$ 0
Improvement	\$ 70,800	\$ 50,000	\$ 70,800	\$ 70,800	\$ 0
Total	\$ 81,900	\$ 58,165	\$ 81,900	\$ 81,900	\$ 0

Appeal based on fair market value for non-conforming use parcels. The applicant spoke before the Board and Assessor's Office presented their case.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Jeff Clark Yea  
 Seconded by: Dale Pittman Yea  
 Eddie Montgomery Yea

**Case 16. Parcel: 044160007, 403-05 Saint Luke St**

Applicant: Ervin Clarke, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 8,700	\$ 8,050	\$ 8,700	\$ 8,700	\$ 0
Improvement	\$ 50,100	\$ 46,575	\$ 50,100	\$ 50,100	\$ 0
Total	\$ 58,800	\$ 54,625	\$ 58,800	\$ 58,800	\$ 0

Appeal based on fair market value for non-conforming use parcels. The applicant spoke before the Board and Assessor's Office presented their case.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: James Walke Yea  
 Seconded by: Dale Pittman Yea  
 Jeff Clark Yea

**Case 17. Parcel: 044170011, 327 Saint Luke St**

Applicant: Ervin Clarke, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 11,200	\$ 8,050	\$ 11,200	\$ 11,200	\$ 0
Improvement	\$ 77,000	\$ 46,575	\$ 77,000	\$ 77,000	\$ 0
Total	\$ 88,200	\$ 54,625	\$ 88,200	\$ 88,200	\$ 0

Appeal based on fair market value for non-conforming use parcels. The applicant spoke before the Board and Assessor's Office presented their case.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Edward Montgomery Yea  
 Seconded by: Dale Pittman Yea  
 Jeff Clark Yea

**Case 18. Parcel: 045160016, 1205 Melville St**

Applicant: Ervin Clarke, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 11,300	\$ 8,165	\$ 11,300	\$ 11,300	\$ 0
Improvement	\$ 50,700	\$ 51,635	\$ 50,700	\$ 50,700	\$ 0
Total	\$ 62,000	\$ 59,800	\$ 62,000	\$ 62,000	\$ 0

Appeal based on fair market value for non-conforming use parcels. The applicant spoke before the Board and Assessor's Office presented their case.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: James Walke Yea  
 Seconded by: Dale Pittman Yea  
 Jeff Clark Yea

**Case 19. Parcel: 045380001, 1300 Saint James St**

Applicant: Ervin Clarke, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 11,100	\$ 7,245	\$ 11,100	\$ 11,100	\$ 0
Improvement	\$ 75,100	\$ 34,155	\$ 75,100	\$ 75,100	\$ 0
Total	\$ 86,200	\$ 41,400	\$ 86,200	\$ 86,200	\$ 0

Appeal based on fair market value for non-conforming use parcels. The applicant spoke before the Board and Assessor's Office presented their case.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Dale Pittman Yea  
 Seconded by: James Walke Yea  
 Jeff Clark Yea

**Case 20. Parcel: 045380002, 1304 Saint James St**

Applicant: Ervin Clarke, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 11,100	\$ 7,245	\$ 11,100	\$ 11,100	\$ 0
Improvement	\$ 58,900	\$ 52,325	\$ 58,900	\$ 58,900	\$ 0
Total	\$ 70,000	\$ 59,570	\$ 70,000	\$ 70,000	\$ 0

Appeal based on fair market value for non-conforming use parcels. The applicant spoke before the Board and Assessor's Office presented their case.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Dale Pittman Yea  
 Seconded by: Edward Montgomery Yea  
 Jeff Clark Yea

**Case 21. Parcel: 045380003, 1308 Saint James St**

Applicant: Ervin Clarke, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 11,100	\$ 7,245	\$ 11,100	\$ 11,100	\$ 0
Improvement	\$ 58,900	\$ 52,325	\$ 58,900	\$ 58,900	\$ 0
Total	\$ 70,000	\$ 59,570	\$ 70,000	\$ 70,000	\$ 0

Appeal based on fair market value for non-conforming use parcels. The applicant spoke before the Board and Assessor's Office presented their case.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: Edward Montgomery Yea  
 Seconded by: James Walke Yea  
 Jeff Clark Yea

**Case 22. Parcel: 046030015, 1615 Lincoln St**

Applicant: Ervin Clarke, Owner

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 16,300	\$ 17,600	\$ 16,300	\$ 16,300	\$ 0
Improvement	\$ 114,700	\$ 94,200	\$ 114,700	\$ 114,700	\$ 0
Total	\$ 131,000	\$ 111,800	\$ 131,000	\$ 131,000	\$ 0

Appeal based on fair market value for properties along train tracks and rail crossing. The applicant spoke before the Board and Assessor's Office presented their case and addressing the the external obsolescence.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by: James Walke Yea  
 Seconded by: Edward Montgomery Yea  
 Jeff Clark Yea

**Case 23. Parcel: 042030008, 418 Claremont**

Applicant:

	FY2025 Assessment	Requested Assessment	Recommended FY2025 Assessment	Board Decision	Change of Assessment
Land	\$ 42,500	\$ 40,000	\$ 42,500	\$ 42,500	\$ 0
Improvement	\$ 99,000	\$ 185,000	\$ 247,200	\$ 247,200	\$ 0
Total	\$ 141,500	\$ 225,000	\$ 289,700	\$ 289,700	\$ 0

Appeal based on fair market value. The Assessor's Office brought the base before the Board; the owner was not present.

**Board Vote:** After discussion the Board of Equalization voted to affirm the assessment.

The motion was made by:  
Seconded by:

Edward Montgomery  
Dale Pittman  
Jeff Clark

Yea  
Yea  
Yea