

Board of Equalization Hearing
May 10, 2023

2nd Floor Conference Room
King and Queen Courthouse
King and Queen CH, VA 23085

Members Present:

Plunard Robinson – Chairman

Kerry Basehore – Secretary

Theodore Gaines

Alan Elliott

Property Owner: **Hossein & Dana Ann Pahlavaninejad**
32-76R-1162

Board informs taxpayer of the purpose of the Board of Equalization.

Taxpayer states he purchased property for \$325,000.

He had property listed for sale at \$1.2 and \$1.3 million but had no interest.

Taxpayer states property is mostly wetland and has conservation easement, says nothing can be done with land.

Mr. Pahlavinejad compares the land value on his property to the property located at 2617 Byrds Mill Road (32-76R-54R), stating the land value for this piece of property did not change but is better quality land than his own. He is unable to make improvements, subdivide, or sell timber due to conservation easement.

Board reviews property card for accuracy with taxpayer.

Mr. Pahlavinejad reiterates that no one showed any interest in purchasing his property when he had it on the market.

He states there is more than 8.75 acres of wetland on his property. His estimate is more than 20 acres.

The Board requested a copy of the conservation easement from the Commissioner of Revenue's Office to review in regards to his land value. They will also consult Mali Klausen from Commissioner's office for more information.

The Board of Equalization will review this matter and vote on actions at a later meeting, scheduled for May 17, 2023 at PM. 11:30 AM.