# **BOARD OF EQUALIZATION AND ASSESSMENT REVIEW**

DATE: Tu	esday, October 22	<u>-</u> , 2024	D	0	С	K	E	Т	☑ Dav ☑ Jan ☑ Jos	id Chitlik ☐ et Coldsmith ☑	Stephen Kindric Gregory Wade Michele Cappelle Betsy Gorman
TIME	OWNER PROPERTY ADD MAP REFERENC								ASSES	SSMENTS	BOARD DECISION
DOCKET TIME 09:00 AM	PICKETT SQUA 640 S PICKETT 067.02-02-09		LLC					L	3,622,555	3,622,555	
	ACCT# 36792 CASE# 2024 LUC: 486	150						B T	7,377,445	8,119,445 11,742,000	
REMARK	LEAID: 0581	APP:	AM	IILNE	ES		AGE	NT/RE	EP: N/A		
DOCKET TIME 09:30 AM	410 420 CALVEI 410 CALVERT / 025.03-02-24		QUI	SITIC	ON LI	_C A	TTN I	LINCO L	LN PROPERT\ 2,750,000	Y COMPANY 2,750,000	L
09.30 AIVI	ACCT# 60033	460						В	4,085,000	4,275,000	В
	CASE# 2024 LUC: 486							Т	6,835,000	7,025,000	Т
	LEAID: 1084	APP:	ΑN	IILNE	ES		AGE	NT/RE	EP: MARK F. F	ROGERS	
REMARK											
DOCKET TIME	NATIONAL SOC	IETY (	OF F	ROF	ESS	IONA	AL EN				
10:00 AM	1420 KING ST 064.03-12-01							L	4,498,710	4,498,710	
	ACCT# 10227							В	7,016,290	6,741,290	В
	CASE# 2024 LUC: 487	061						Т	11,515,000	11,240,000	Т
	LEAID: 0488	APP:	JLI	PSC	OMB	3	AGE	NT/RE	EP: MARK F. F	ROGERS	
REMARK											
DOCKET TIME	I&G DIRECT RE 1940 DUKE ST	AL ES	TAT	E 25	LP			L	11,708,895	11,708,895	i I
10:30 AM	073.01-02-16							В	46,591,105	46,430,105	
	ACCT# 50685 CASE# 2024							T	58,300,000		
	LUC: 487									58,139,000	1
REMARK	LEAID: 1595	APP:	JLI	PSC	OMB	}	AGE	NT/RE	EP: MARK F. F	ROGERS	
DOCKET TIME 11:00 AM	1800 BEAUREG 1800 N BEAURE 019.02-01-04				TY O	WNE	R LL	.C L	4,070,077	4,070,077	
	ACCT# 50231	400						В	4,704,923	3,649,923	s В
	CASE# 2024 LUC: 487							Т	8,775,000	7,720,000	Т
REMARK	LEAID: 0188	APP:	JLI	PSC	OMB	}	AGE	NT/RE	EP: MARK F. F	ROGERS	

# **BOARD OF EQUALIZATION AND ASSESSMENT REVIEW**

DATE: Tu	- D O C I	<u> </u>	✓ David ✓ Janet ✓ Joshu	Chitlik ☐ G Coldsmith ✓ N	Stephen Kindric Gregory Wade Michele Cappelle Betsy Gorman
TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESS	MENTS	BOARD DECISION
DOCKET TIME 11:30 AM	USGBF NSF LLC 2415 EISENHOWER AVE 072.04-03-27.1	L	0	0	L
	ACCT# 60037130 CASE# 2024070 LUC: 700	B T	231,551,000 231,551,000	231,551,000 231,551,000	B T
REMARK	LEAID: 1581 APP: BPAGE	AGENT/R	EP: MARK F. RO	GERS	
DOCKET TIME 11:30 AM	USGBF NSF LLC 2415 EISENHOWER AVE 072.04-03-32	L	28,610,000	28,610,000	L
	ACCT# 50672300 CASE# 2024070 LUC: 487	B T	0 28,610,000	0 28,610,000	B T
REMARK	LEAID: 1581 APP: JLIPSCOMB	AGEN1/R	EP: MARK F. RO	GEKS	



## OFFICE OF REAL ESTATE ASSESSMENTS BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

## **MEETING INFORMATION**

**DATE:** Tuesday, October 22, 2024

**TIME:** 9:00 am

**LOCATION:** City Hall, Room 3008

**ATTENDANCE** 

PRESENT: ABSEN

Anderson, Alan Bushman, Joshua Cappelle, Michelle

Chitlik, David Coldsmith, Janet Gorman, Elizabeth

Kindrick, Stephen

ABSENT: VIRTUAL: N/A N/A

Van Diepen, Vann Wade, Gregory

## **MEETING MINUTES**

1. 2024-150-640 S PICKETT STREET

**Appellant:** PICKETT SQUARE M LLC **Scheduled Time:** 9:00 am

Agent: Sean Radin and Bianca Hoen Presenter: Office of Real Estate Assessments

Account #: 36792000 Appraiser: Annwyn Milnes

Map-Block-Lot #: 067.02-02-09 Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$11,742,000 by Coldsmith, Janet

**SECOND:** Cappelle, Michelle

**APPROVED:** 

IN FAVOR: AGAINST:

Anderson, Alan N/A

Bushman, Joshua Cappelle, Michelle Chitlik, David Coldsmith, Janet Elizabeth, Gorman

Kindrick, Stephen

**RECUSED:** 

**ABSTAIN:** 

N/A N/A

2024 Assessment Affirmed - \$11,742,000

## 2. 2024-061-1420 KING STREET

**Appellant:** NATIONAL SOCIETY OF PROFESSIONAL **Scheduled Time:** 10:00 am

ENGINEERS

**Agent:** Mark Rogers **Presenter:** Office of Real Estate Assessments

Account #: 10227000 Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 064.03-12-01 Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$11,240,000 to \$10,500,000 Anderson, Alan

**SECOND:** Cappelle, Michelle

**APPROVED:** 

IN FAVOR: AGAINST:

Anderson, Alan N/A

Bushman, Joshua Cappelle, Michelle

Chitlik, David Coldsmith, Janet Gorman, Elizabeth

Kindrick, Stephen

RECUSED: ABSTAIN:

N/A

2024 Assessment Reduced - \$10,500,000

3. 2024-067-1940 DUKE STREET

**Appellant:** I&G DIRECT REAL ESTATE 25 LP **Scheduled Time:** 10:30 am

Agent: Mark Rogers Presenter: Office of Real Estate Assessments

Account #: 50685630 Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 073.01-02-16 Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$58,139,000 to \$46,000,000 Bushman, Joshua

SECOND: Coldsmith, Janet

**APPROVED:** 

IN FAVOR: AGAINST:
Bushman, Joshua Anderson, Alan

Cappelle, Michelle

Chitlik, David Coldsmith, Janet

Gorman, Elizabeth

Kindrick, Stephen

RECUSED: ABSTAIN:

N/A N/A

2024 Assessment Reduced - \$46,000,000

## 4. 2024-070- 2415 EISENHOWER AVENUE

**Appellant:** USGBF NSF LLC **Scheduled Time:** 11:30 am

**Agent:** Mark Rogers and Ilene Baxt Boorman **Presenter:** Office of Real Estate Assessments

Account #: 50672300, 60037130 Appraiser: Jessica Wills-Lipscomb

**Map-Block-Lot #:** 072.04-03-32, 072.04-03-27.1 **Appraiser Supervisor:** Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$260,161,000 by Bushman, Joshua

SECOND: Anderson, Alan

**APPROVED:** 

IN FAVOR: AGAINST:

Anderson, Alan N/A

Bushman, Joshua Cappelle, Michelle

Chitlik, David Coldsmith, Janet Gorman, Elizabeth

Kindrick, Stephen

RECUSED: ABSTAIN:

N/A

2024 Assessment Reduced - \$260,161,000

## APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING

## 1. 2024-148 – 410 CALVERT AVENUE

**Appellant:** 410 420 CALVERT ACQUISITION **Scheduled Time:** 09:30 am

LLC ATTN LINCOLN PROPERTY COMPANY

Agent: Mark Rogers Presenter: Office of Real Estate Assessments

Account #: 60033460 Appraiser: Annwyn Milnes

Map-Block-Lot #: 025.03-02-24 Appraiser Supervisor: Bryan Page

**REASON:** Agent decided to no longer pursue the case.

## 2. 2024-149 – 1800 NORTH BEAUREGARD STREET

**Appellant:** 1800 BEAUREGARD PROPERTY **Scheduled Time:** 11:00 am

OWNER LLC

Agent: Mark Rogers Presenter: Office of Real Estate Assessments

Account #: 50231400 Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 019.02-01-04 Appraiser Supervisor: Annwyn Milnes

**REASON:** Agent accepted Assessor's recommendation of \$7,650,000.

Property Account No.
Property Address:
Date of Board Action:

36792000

640 S PICKETT ST

10/22/2024 Abstract code: 486

		Board	Action					
Motion to affirm a  Made by  Seconded by	ssessment   Met Color McColor	mith cappe	lle_					
valuation o in accorda	al evidence wa exceeded the p ince with gene	s not present property's fai rally accepte	r market value ar d appraisal pract	e of Real Estate A nd the assessmen ice	ssessment's t was arrived at			
□ Motion to change assessment  Revised Assessment:  Land:  Improvement:								
Made by Seconded by			_ impr Tota	ovement: I:				
☐ Assessmer ☐ Assessmer ☐ Assessmer	nt exceeded fa nt based on ind nt not determin	ir market valu correct data <sub>-</sub> ned in accord	ıe	ally accepted appi				
	,	Vo	ote:					
	Scheduled	Yea	Nay	Abstain	Absent			
Anderson, Alan	V ,			X				
Bushman, Joshua	/	V						
Cappelle, Michele								
Chitlik, David	V	<u> </u>						
Coldsmith, Janet	V	V,	10					
Gorman, Elizabeth		_ V,						
Kindrick, Stephen	V	V						
Van Diepen, Vann								
Wade, Gregory								
Board Chairman:	Signatu	life of	all the	Date: 10/2	2/24			
Board Secretary:	Signatu	COLIU ire	mull	Date: 10/2	447			

Property Account No.
Property Address:
Date of Board Action:

10227000

**1420 KING ST** 

10/22/2024

Abstract code: 487

# **Board Action**

□ Mo	tion to affirm a Made by Seconded by	ssessment				
	valuation	al evidence wa	s not present property's fai	r market valu	ffice of Real Estate A e and the assessme ractice	Assessment's nt was arrived at
∯- Mo	tion to change  Made by _A(	assessment an Andl Muchele	rson		Revised Assessment and: mprovement: otal:	
	☐ Assessme	nt exceeded fa	in relation to ir market valu	ue	propertynerally accepted app	
			Ve	ote:		
		Scheduled	Yea	Nay	Abstain	Absent
	nderson, Alan	4				
	nman, Joshua	,	/_			
	pelle, Michele	V				
	Chitlik, David	V,	_/	ļ		
	dsmith, Janet	V				
	nan, Elizabeth	V				
	lrick, Stephen	V	V			
	Diepen, Vann					
W	/ade, Gregory					
Board	Chairman:	Signatu	I'se on	EH/	Date: <u>/ 0/ -</u>	22/20
Board	Secretary:	Quelle Signatu	Cotad	mith	Date: 10 2	2/24

Property Account No. Property Address:

50685630

**1940 DUKE ST** 

Date of Board Action:

10/22/2024

Abstract code: 487

# **Board Action**

□ Mo	tion to affirm a Made by					
	Seconded by					
I	□ Substantia valuation	irming assessr al evidence wa exceeded the p ance with gene	s not presen property's fa	ir market va	lue and the asse	Estate Assessment's essment was arrived at
<b>⊯</b> Mo	tion to change  Made by  Seconded by	shua B	USUMO		Revised Asses Land: Improvement: Total:	
	Reason for as  Assessme Assessme	sessment cha nt not uniform nt exceeded fa	in relation to ir market val	ue	e property	ted appraisal practice
		ons. put	- T 1/ 90			
				ote:	Alton	in Abaant
		Scheduled	Yea	Nay	Absta	nin Absent
	nderson, Alan	/		V		
	man, Joshua	1				
	pelle, Michele		-			
	Chitlik, David	V				
	dsmith, Janet	V				
	nan, Elizabeth	V /				
	rick, Stephen	V	· /			
	Diepen, Vann					
W	ade, Gregory					
Board (	Chairman:	Ou		206	Date:	10/22/24
Board S	Secretary:	Signatu WJ - C Signatu	oldowine	ith	Date:	10/22/24

Property Account No.
Property Address:
Date of Board Action:

50672300

2415 EISENHOWER AVE

Property Address: Date of Board Acti		EISENHO\ 2/2024	NER AVE Abstract	/	N ~
		Board	Action	(La	ud)
valuation e in accorda	rming assessmal evidence was exceeded the parties with general	nent: s not presente roperty's fair rally accepted	market value I appraisal pra	fice of Real Estate A and the assessmen actice	t was arrived at
Motion to change  Made by Seconded by  Reason for ass  Assessmer Assessmer Assessmer	assessment sessment char nt not uniform int exceeded fai	nge: in relation to r market valu correct data _ ed in accorda	Re La Im To comparable p e	evised Assessment: and: aprovement: otal: roperty erally accepted approvement	
		Vo	40.		
	Cabadulad		Nay	Abstain	Absent
Auderson Alon	Scheduled	Yea	INay	Abstairi	Absont
Anderson, Alan Bushman, Joshua					2
Cappelle, Michele		/			
Chitlik, David	/.	//			
Coldsmith, Janet	//	1	,		
Gorman, Elizabeth	2/				
Kindrick, Stephen					
Van Diepen, Vann					
Wade, Gregory					
Board Chairman:	Signatur	oldan	ith	Date:	3/29

Property Account No.
Property Address:
Date of Board Action:

60037130

**2415 EISENHOWER AVE** 

10/22/2024

Abstract code: 700

		Board	Action	(IMP)	
☐ Motion to affirm a Made by Seconded by	ssessment				
valuation e	al evidence was	not presente roperty's fair	market value a	ce of Real Estate A and the assessmen ctice	ssessment's It was arrived at
Motion to change  Made by  Seconded by	sh Bus	uman devson	Lan Imp	rised Assessment: d: rovement:_ <u>                                     </u>	t72232
☐ Assessmer	nt exceeded fai	n relation to r market valu	e	rally accepted app	
		Vo	to:		
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan	Scheduled	Yea		Abstain	Absent
Anderson, Alan Bushman, Joshua	Scheduled	Yea		Abstain	Absent
Bushman, Joshua	Scheduled	Yea		Abstain	Absent
Bushman, Joshua Cappelle, Michele	Scheduled	Yea		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David	Scheduled	Yea		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet	Scheduled	Yea		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth	Scheduled	Yea		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen	Scheduled	Yea		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth	Scheduled	Yea		Abstain	Absent