



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Monday, August 26, 2025

TIME: 09:00 am

LOCATION: City Hall, Room 3008

MEETING ATTENDANCE

PRESENT:

Alan Anderson
David Chitlik
Elizabeth (Betsy) Gorman
Stephen Kindrick
Vann Van Diepen

ABSENT:

Michele Cappelle
Janet Coldsmith
Gregory Wade

VIRTUAL:

William (Wirt) Brock

MEETING MINUTES

1. WELCOME AND CALL TO ORDER

- The meeting of the Board of Equalization (BOE) was called to order by Chair David Chitlik at 09:00 am.
- A quorum of membership was present.

2. APPROVALS

MOTION: To approve minutes from previous hearings by Alan Anderson

SECOND: Betsy Gorman

APPROVED: Motion carried unanimously by present members.

3. APPEAL OF ASSESSMENT HEARINGS

CASE NO.	ACCT. NO.	PROPERTY ADDRESS	APPRAISER	AGENT	TIME	OUTCOME
2025-002	60039760	225 STRAND ST. 205	S. Branizor	N/A	09:00 am	Reduced
2025-003	50307700	2710 FRANKLIN CT.	A. Hernandez	N/A	09:30 am	Reduced
2025-083	16500000	2023 SCROGGINS RD.	A. Hernandez	N/A	10:00 am	Withdrawn
2025-085	12725500	210 N. FAIRFAX ST.	S. Branizor	N/A	10:30 am	Reduced
2025-006	60039880	225 STRAND ST. 504	S. Branizor	N/A	11:00 am	Affirmed
2025-134	50647960	1663 PRINCE ST.	G. Richardson	Irwin Studen	11:30 am	Reduced
2025-009	50230800	1215 N. FAIRFAX ST.	G. Richardson	Keith McIntosh	12:00 pm	Reduced
2025-097	50226360	4907 S. 29 th RD. B2	G. James	N/A	12:30 pm	Affirmed

*See following pages for additional information.

4. ADJOURNMENT

- The meeting was adjourned at 01:12 pm.
- The next meeting of the Board of Equalization is September 09, 2025.

APPEAL OF ASSESSMENT HEARINGS

1. 2025-002 – 225 STRAND ST. 205

Appellant: HEBELER HENRY CHRISTOPHER TR,
ZIMMERMAN HILLARY B TR

Agent: N/A

Account #: 60039760

Map-Block-Lot #: 075.03-1B-205

Scheduled Time: 09:00 am

Presenter: Office of Real Estate Assessments

Appraiser: Stephanie Branizor

Appraiser Supervisor: Bryan Page

MOTION: To reduce 2025 assessed value to \$1,175,807 by Vann Van Diepen

SECOND: Wirt Brock

REASON: Assessment not uniform in relation to comparable property

APPROVED:

IN FAVOR:

Wirt Brock

Alan Anderson

David Chitlik

Betsy Gorman

Stephen Kindrick

Vann Van Diepen

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2025 Assessment Reduced (unanimously) to \$1,175,807. Reduction to be taken from building value.

2. 2025-003 – 2710 FRANKLIN CT.

Appellant: WOLFE BARRY L OR CLAUDIA C

Agent: N/A

Account #: 50307700

Map-Block-Lot #: 032.02-05-54

Scheduled Time: 9:30 am

Presenter: Office of Real Estate Assessments

Appraiser: Aracelie Hernandez

Appraiser Supervisor: Stephanie Branizor

MOTION: To reduce the 2025 assessed value to \$693,000 by Wirt Brock

SECOND: Alan Anderson

REASON: Assessment not uniform in relation to comparable property

APPROVED:

IN FAVOR:

Wirt Brock

Alan Anderson

David Chitlik

Betsy Gorman

Stephen Kindrick

Vann Van Diepen

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 assessed value reduced (unanimously) to \$693,000. Reduction to be taken from building value.

3. 2025-085 – 210 N. FAIRFAX ST.

Appellant: KATIEFRANKS ENTERPRISES INC

Scheduled Time: 10:30 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 12725500

Appraiser: Stephanie Branizor

Map-Block-Lot #: 065.03-10-17

Appraiser Supervisor: Bryan Page

MOTION: To reduce the 2025 assessed value to \$1,630,000 by Alan Anderson; *Motion dies for lack of a second*

MOTION: To reduce the 2025 assessed value to \$1,600,000 by Betsy Gorman

SECOND: Alan Anderson

REASON: Assessment exceeded fair market value

APPROVED:

IN FAVOR:

Wirt Brock

Alan Anderson

Betsy Gorman

Stephen Kindrick

Vann Van Diepen

AGAINST:

David Chitlik

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 assessed value reduced to \$1,600,000. Reduction to be taken from building value.

4. 2025-006 – 225 STRAND ST. 504

Appellant: SENZEL BRUCE D

Scheduled Time: 11:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 60039880

Appraiser: Stephanie Branizor

Map-Block-Lot #: 075.03-1B-504

Appraiser Supervisor: Bryan Page

MOTION: To affirm 2025 assessed value (\$1,987,027) by Alan Anderson

SECOND: Betsy Gorman

REASON: Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

APPROVED:

IN FAVOR:

Wirt Brock

Alan Anderson

David Chitlik

Betsy Gorman

Stephen Kindrick

Vann Van Diepen

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment affirmed (unanimously) – \$1,987,027

5. 2025-134 – 1663 PRINCE ST.

Appellant: HANNABBY REALTY LLC

Scheduled Time: 11:30 am

Agent: Irwin Studen

Presenter: Office of Real Estate Assessments

Account #: 50647960

Appraiser: Gregory Richardson

Map-Block-Lot #: 073.02-0B-3F

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2025 assessed value to \$2,723,000 by Betsy Gorman

SECOND: Alan Anderson

REASON: Assessment not uniform in relation to comparable property

APPROVED:

IN FAVOR:

Wirt Brock

Alan Anderson

David Chitlik

Betsy Gorman

Stephen Kindrick

Vann Van Diepen

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment Reduced (unanimously) to \$2,723,000. Reduction to be taken from building value.

6. 2025-009 – 1215 N. FAYETTE ST.

Appellant: 1200 NORTH HENRY VENTURE LLC

Scheduled Time: 12:00 pm

Agent: Keith McIntosh

Presenter: Office of Real Estate Assessments

Account #: 50230800

Appraiser: Gregory Richardson

Map-Block-Lot #: 044.03-05-01

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce 2025 assessed value to \$44,818,000 by Vann Van Diepen

SECOND: Alan Anderson

REASON: Assessment exceeded fair market value

APPROVED:

IN FAVOR:

Wirt Brock

Alan Anderson

David Chitlik

Betsy Gorman

Stephen Kindrick

Vann Van Diepen

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 assessed value reduced (unanimously) to \$44,818,000. Reduction to be taken from building value.

7. 2025-097 – 4907 S. 29th RD B2

Appellant: BERMAN HOLLY ALISON

Agent: N/A

Account #: 50226360

Map-Block-Lot #: 003.0B-3340

Scheduled Time: 12:30 pm

Presenter: Office of Real Estate Assessments

Appraiser: G. James

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2025 assessed value (\$332,115) by Alan Anderson

SECOND: Stephen Kindrick

REASON: Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

APPROVED:

IN FAVOR:

Alan Anderson
David Chitlik
Stephen Kindrick

AGAINST:

Wirt Brock
Vann Van Diepen

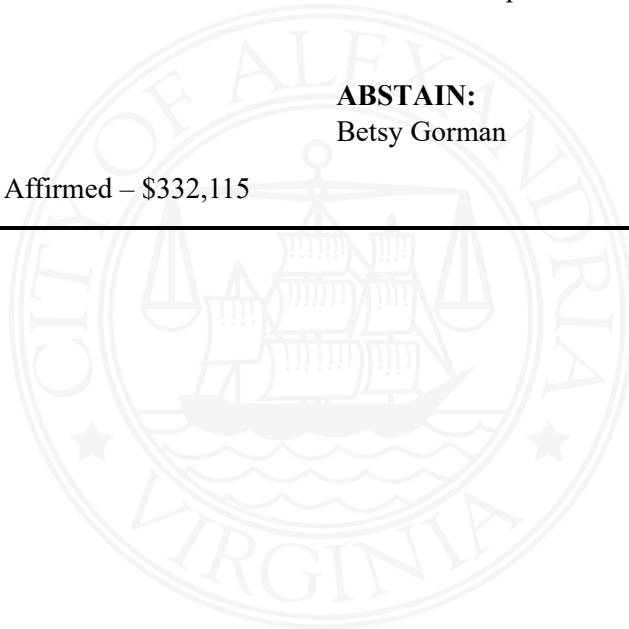
RECUSED:

N/A

ABSTAIN:

Betsy Gorman

Motion carried. 2025 Assessment Affirmed – \$332,115



APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING

1. 2025-083 – 2023 SCROGGINS RD.

Appellant: WILLS JACK RAY TR

Scheduled Time: 10:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 16500000

Appraiser: A. Hernandez

Map-Block-Lot #: 033.03-15-03

Appraiser Supervisor: Stephanie Branizor

REASON: Accepted recommendation to lower 2025 Assessed Value to \$2,815,000.

