



OFFICE OF REAL ESTATE ASSESSMENTS  
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

**MEETING INFORMATION**

**DATE:** Tuesday, September 09, 2025

**TIME:** 09:00 am

**LOCATION:** City Hall, Room 3008

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**MEETING ATTENDANCE**

**PRESENT:**

David Chitlik  
Elizabeth (Betsy) Gorman  
Stephen Kindrick  
Vann Van Diepen  
Gregory Wade

**ABSENT:**

William (Wirt) Brock  
Michele Cappelle

**VIRTUAL:**

Alan Anderson  
Janet Coldsmith

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**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 Stephen Kindrick

**SECOND:** Vann Van Diepen

**APPROVED:** Motion carried unanimously by present members.

3. APPEAL OF ASSESSMENT HEARINGS

CASE #	ACCT #	PROPERTY ADDRESS	APPRAISER	AGENT	TIME	OUTCOME
2025-082	50591630	1727 KING ST.	J. Wills-Lipscomb	Libba McCraw	09:00 am	Affirmed
2025-090	50591600	1733 KING ST.	J. Wills-Lipscomb	Libba McCraw	09:30 am	Reduced
2025-089	50616700	1650 DIAGONAL RD.	J. Wills-Lipscomb	Libba McCraw	10:00 am	Reduced
2025-020	50476100	3646 KING ST.	E. Braun	Libba McCraw	10:30 am	Affirmed
2025-081	12448000	500 S. ROYAL ST.	E. Braun	Libba McCraw	11:00 am	Affirmed
2025-074	15818500	207 W. MASON AVE.	G. James	N/A	11:30 am	Affirmed
2025-064	12456500	537 S FAIRFAX ST.	S. Branizor	N/A	12:00 pm	Withdrawn
2025-084	14613100	1721 N CLIFF ST.	G. James	N/A	12:30 pm	Withdrawn

\*See following pages for additional information.

4. ADJOURNMENT

- The meeting was adjourned at 11:50 am.
- The next meeting of the Board of Equalization is September 15, 2025.

**APPEAL OF ASSESSMENT HEARINGS**

**1. 2025-082 – 1727 KING ST.**

**Appellant:** NAPS PROPERTY INC

**Agent:** Libba McCraw

**Account #:** 50591630

**Map-Block-Lot #:** 063.04-06-23

**Scheduled Time:** 09:00 am

**Presenter:** Office of Real Estate Assessments

**Appraiser:** Jessica Wills-Lipscomb

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm 2025 assessed value (\$4,427,000) by Janet Coldsmith

**SECOND:** Alan Anderson

**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  
Janet Coldsmith  
Betsy Gorman  
Stephen Kindrick  
Vann Van Diepen  
Gregory Wade

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

*Motion carried.* 2025 Assessment affirmed (unanimously) – \$4,427,000.

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**2. 2025-090 – 1733 KING ST.**

**Appellant:** 1733 CMAA LLC

**Agent:** Libba McCraw

**Account #:** 50591600

**Map-Block-Lot #:** 063.04-06-22

**Scheduled Time:** 09:30 am

**Presenter:** Office of Real Estate Assessments

**Appraiser:** Jessica Wills-Lipscomb

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To accept Assessor's (in-person) recommended reduction in assessed value (\$2,453,000) by Alan Anderson

**SECOND:** Vann Van Diepen

**REASON:** Assessment exceeded fair market value

**APPROVED:**

**IN FAVOR:**

Alan Anderson  
David Chitlik  
Janet Coldsmith  
Betsy Gorman  
Stephen Kindrick  
Vann Van Diepen  
Gregory Wade

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

*Motion carried.* 2025 Assessment reduced (unanimously) to \$2,453,000. Reduction to be taken from building value.

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### 3. 2025-089 – 1650 DIAGONAL RD.

**Appellant:** AMERICAN ACADEMY OF OTOLARYNGOLOGY  
HEAD AND NECK SURGERY FOUNDATION

**Agent:** Libba McCraw

**Account #:** 50616700

**Map-Block-Lot #:** 063.04-09-02

**Scheduled Time:** 10:00 am

**Presenter:** Office of Real Estate Assessments

**Appraiser:** Jessica Wills-Lipscomb

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To accept City's recommended reduction in assessed value (\$5,282,000) by Janet Coldsmith

**SECOND:** Alan Anderson

**REASON:** Assessment exceeded fair market value

**APPROVED:**

**IN FAVOR:**

Alan Anderson  
David Chitlik  
Janet Coldsmith  
Betsy Gorman  
Stephen Kindrick  
Vann Van Diepen  
Gregory Wade

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

*Motion carried.* 2025 Assessment reduced (unanimously) to \$5,282,000. Reduction to be taken from building value.

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### 4. 2025-020 – 3646 KING ST.

**Appellant:** GRI BRADLEE LLC

**Agent:** Libba McCraw

**Account #:** 50476100

**Map-Block-Lot #:** 022.03-01-02

**Scheduled Time:** 10:30 am

**Presenter:** Office of Real Estate Assessments

**Appraiser:** Eric Braun

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm 2025 assessed value (\$4,077,450) by Janet Coldsmith

**SECOND:** Alan Anderson

**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  
Janet Coldsmith  
Betsy Gorman  
Stephen Kindrick  
Vann Van Diepen  
Gregory Wade

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

*Motion carried.* 2025 Assessment affirmed (unanimously) – \$4,077,450.

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**5. 2025-081 – 500 S ROYAL ST.**

**Appellant:** HANNABBY REALTY LLC

**Scheduled Time:** 11:00 am

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 12448000

**Appraiser:** Eric Braun

**Map-Block-Lot #:** 080.02-05-01

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm 2025 assessed value (\$8,932,750) by Janet Coldsmith

**SECOND:** Alan Anderson

**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

Janet Coldsmith

Betsy Gorman

Stephen Kindrick

Vann Van Diepen

Gregory Wade

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

*Motion carried. 2025 Assessment affirmed (unanimously) – \$8,932,750.*

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**6. 2025-009 – 1215 N. FAYETTE ST.**

**Appellant:** 1200 NORTH HENRY VENTURE LLC

**Scheduled Time:** 11:30 am

**Agent:** Keith McIntosh

**Presenter:** Office of Real Estate Assessments

**Account #:** 15818500

**Appraiser:** Gregory Richardson

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

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm 2025 assessed value (\$859,969) by Alan Anderson

**SECOND:** Gregory Wade

**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

Janet Coldsmith

Stephen Kindrick

Vann Van Diepen

Gregory Wade

**AGAINST:**

Betsy Gorman

**RECUSED:**

N/A

**ABSTAIN:**

N/A

*Motion carried. 2025 Assessment affirmed - \$859,969.*

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**APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING**

**1. 2025-064 – 537 S. FAIRFAX ST.**

**Appellant:** MCCALL ELIZABETH CHARLOTTE

**Scheduled Time:** 12:00 pm

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 12456500

**Appraiser:** Stephanie Branizor

**Map-Block-Lot #:** 080.02-05-21

**Appraiser Supervisor:** Bryan Page

**REASON:** Accepted recommendation to lower 2025 Assessment to \$655,000.

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**2. 2025-064 – 1721 N. CLIFF ST.**

**Appellant:** WONG EMILY OR JONES BRENDAN

**Scheduled Time:** 12:30 pm

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 14613100

**Appraiser:** Leona Bradford

**Map-Block-Lot #:** 043.02-0A-1721

**Appraiser Supervisor:** Stephanie Branizor

**REASON:** Accepted recommendation to lower 2025 Assessment to \$700,000.

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