



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

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

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	S. Branizor	N/A	12:00 pm	Withdrawn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.	L. Bradford	N/A	12:30 pm	Withdrawn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.

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.

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.

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.

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.

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.

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.

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.

