



OFFICE OF REAL ESTATE ASSESSMENTS  
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

**MEETING INFORMATION**

**DATE:** Tuesday, October 07, 2025

**TIME:** 09:30 am

**LOCATION:** City Hall, Room 3008

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**MEETING ATTENDANCE**

**PRESENT:**

Michele Cappelle  
David Chitlik  
Elizabeth (Betsy) Gorman  
Stephen Kindrick

**ABSENT:**

Alan Anderson  
Janet Coldsmith  
Gregory Wade

**VIRTUAL:**

William (Wirt) Brock  
Vann Van Diepen

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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 09:32 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
2025-067	60037520	1310 BRADDOCK PL. A	J. Wills-Lipscomb	Ryan Gibbs	09:00 am	Withdrawn
2025-093	50686280	1920 BALLENGER AV.	J. Wills-Lipscomb	Libba McCraw	09:30 am	Affirmed
2025-035	13566000	2525 MT. VERNON AV.	J. Wills-Lipscomb	Libba McCraw	10:00 am	Reduced
2025-142	50441000	2401 MT. VERNON AV.	L. Bradford	Libba McCraw	10:30 am	Reduced
2025-094	50511900	4601 EISENHOWER AV.	A. Milnes	Libba McCraw	11:00 am	Affirmed
2025-070	36456210	4701 EISENHOWER AV.	A. Milnes	Huan Tran	11:30 am	Affirmed
2025-096	50640100	3640 WHEELER AV.	A. Milnes	Libba McCraw	12:00 pm	Withdrawn
2025-144	10072500	1616 KING ST.	S. Branizor	Jim Moore	12:30 pm	Reduced

\*See following pages for additional information.

4. ADJOURNMENT

- The meeting was adjourned at 1:12 pm.
- The next meeting of the Board of Equalization is October 21, 2025.

**APPEAL OF ASSESSMENT HEARINGS**

**1. 2025-093 – 1920 BALLENGER AV.**

**Appellant:** HAI 1920 BALLENGER LLC

**Scheduled Time:** 09:30 am

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 50686280

**Appraiser:** Jessica Wills-Lipscomb

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

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm 2025 assessed value (\$14,152,000) by Wirt Brock

**SECOND:** Michele Cappelle

**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:**

William (Wirt) Brock  
Michele Cappelle  
David Chitlik  
Elizabeth (Betsy) Gorman  
Stephen Kindrick  
Vann Van Diepen

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

*Motion carried. 2025 Assessment affirmed (unanimously) – \$14,152,000.*

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**2. 2025-035 – 2525 MT. VERNON AV.**

**Appellant:** DE MT VERNON AVE LLC

**Scheduled Time:** 10:00 am

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 13566000

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 024.04-05-01

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To accept Assessor's recommended reduction in assessed value (\$8,150,000) by Vann Van Diepen

**SECOND:** Wirt Brock

**REASON:** Assessment exceeded fair market value

**APPROVED:**

**IN FAVOR:**

William (Wirt) Brock  
Michele Cappelle  
Elizabeth (Betsy) Gorman  
Stephen Kindrick  
Vann Van Diepen

**AGAINST:**

David Chitlik

**RECUSED:**

N/A

**ABSTAIN:**

N/A

*Motion carried. 2025 Assessment reduced to \$8,150,000. Reduction to be taken from building value.*

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**3. 2025-142 – 2401 MT. VERNON AV.**

**Appellant:** DE MT VERNON AVE LLC

**Scheduled Time:** 10:30 am

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 50441000

**Appraiser:** Leona Bradford (via Stephanie Branizor)

**Map-Block-Lot #:** 034.02-04-02

**Appraiser Supervisor:** Stephanie Branizor

**MOTION:** To reduce the 2025 assessed value to \$8,819,600 by Vann Van Diepen

**SECOND:** David Chitlik

**REASON:** Assessment exceeded fair market value (Increased operating expenses)

**APPROVED:**

**IN FAVOR:**

William (Wirt) Brock  
David Chitlik  
Elizabeth (Betsy) Gorman  
Vann Van Diepen

**AGAINST:**

Michele Cappelle  
Stephen Kindrick

**RECUSED:**

N/A

**ABSTAIN:**

N/A

*Motion carried. 2025 Assessment reduced to \$8,819,600. Reduction to be taken from building value.*

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**4. 2025-094 – 4601 EISENHOWER AV.**

**Appellant:** BOUNDARY 4601 EISENHOWER LLC

**Scheduled Time:** 11:00 am

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 50511900

**Appraiser:** Annwyn Milnes

**Map-Block-Lot #:** 069.01-01-03

**Appraiser Supervisor:** Bryan Page

**MOTION:** To affirm 2025 assessed value (\$12,168,113) by Stephen Kindrick

**SECOND:** Vann Van Diepen

**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:**

William (Wirt) Brock  
Michele Cappelle  
David Chitlik  
Elizabeth (Betsy) Gorman  
Stephen Kindrick  
Vann Van Diepen

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

*Motion carried. 2025 Assessment affirmed (unanimously) – \$12,168,113.*

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**5. 2025-070 – 4701 EISENHOWER AV.**

**Appellant:** ICOV II EISENHOWER OWNER LLC

**Scheduled Time:** 11:30 am

**Agent:** Huan Tran

**Presenter:** Office of Real Estate Assessments

**Account #:** 36456210

**Appraiser:** Annwyn Milnes

**Map-Block-Lot #:** 069.01-01-01

**Appraiser Supervisor:** Bryan Page

**MOTION:** To affirm 2025 assessed value (\$14,188,000) by Vann Van Diepen

**SECOND:** Michele Cappelle

**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:**

William (Wirt) Brock  
Michele Cappelle  
David Chitlik  
Elizabeth (Betsy) Gorman  
Stephen Kindrick  
Vann Van Diepen

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

*Motion carried. 2025 Assessment affirmed (unanimously) – \$14,188,000.*

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**6. 2025-144 – 1616 KING ST.**

**Appellant:** MJS CORP

**Scheduled Time:** 12:30 am

**Agent:** Jim Moore

**Presenter:** Office of Real Estate Assessments

**Account #:** 10072500

**Appraiser:** Stephanie Branizor

**Map-Block-Lot #:** 063.04-09-06

**Appraiser Supervisor:** Bryan Page

**MOTION:** To reduce the 2025 assessed value to \$20,368,000 by Michele Cappelle, seconded by Betsy Gorman.

*Motion dies due to lack of votes.*

**MOTION:** To reduce the 2025 assessed value to \$17,890,000 by Vann Van Diepen, seconded by Wirt Brock.

*Motion dies due to lack of votes.*

**MOTION:** To affirm 2025 assessed value (\$20,500,000) by Stephen Kindrick, seconded by David Chitlik.

*Motion dies due to lack of votes.*

**MOTION:** To reduce the 2025 assessed value to \$19,680,000 by Betsy Gorman

**SECOND:** Vann Van Diepen

**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 reduced to \$19,680,000. Reduction to be taken from building value.*

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

**1. 2025-067 – 1310 BRADDOCK PL. A**

**Appellant:** WRIT BRADDOCK OFFICE LLC

**Agent:** Ryan Gibbs

**Account #:** 60037520

**Map-Block-Lot #:** 054.01-0B-0A

**Scheduled Time:** 09:00 am

**Presenter:** Office of Real Estate Assessments

**Appraiser:** Jessica Wills-Lipscomb

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Accepted recommendation to lower 2025 Assessment to \$30,500,000.

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**2. 2025-096 – 3640 WHEELER AV.**

**Appellant:** PS SOUTHEAST ONE 2021 LLC

**Agent:** Libba McCraw

**Account #:** 50640100

**Map-Block-Lot #:** 060.04-02-22

**Scheduled Time:** 12:00 pm

**Presenter:** Office of Real Estate Assessments

**Appraiser:** Annwyn Milnes

**Appraiser Supervisor:** Bryan Page

**REASON:** Accepted recommendation to lower 2025 Assessment to \$31,211,100.

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