



OFFICE OF REAL ESTATE ASSESSMENTS  
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

**MEETING INFORMATION**

**DATE:** Monday, November 03, 2025

**TIME:** 04:00 pm

**LOCATION:** City Hall, Room 3008

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**MEETING ATTENDANCE**

**PRESENT:**

David Chitlik  
Stephen Kindrick  
Vann Van Diepen  
Gregory Wade

**ABSENT:**

Janet Coldsmith  
Elizabeth (Betsy) Gorman

**VIRTUAL:**

Alan Anderson  
William (Wirt) Brock  
Michele Capelle

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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 04:00 pm.
- A quorum of membership was present.

**2. APPROVALS**

**MOTION:** To approve minutes from previous hearing by Gregory Wade.

**SECOND:** Vann Van Diepen

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

**3. APPEAL OF ASSESSMENT HEARINGS**

CASE #	ACCT #	PROPERTY ADDRESS	APPRAISER	AGENT	TIME	OUTCOME
2025-019	37680000	6161 EDSALL RD	G. Richardson	Libba McCraw	04:00 pm	Affirmed
2025-027	50616300	5240 DUKE ST	G. Richardson	Libba McCraw	04:30 pm	Withdrawn
2025-034	15830500	1706 COMMONWEALTH AV	G. Richardson	Libba McCraw	05:00 pm	Reduced
2025-106	60044470	1901 N BEAUREGARD ST	J. Wills-Lipscomb	Mark F. Rogers	05:30 pm	Withdrawn
2025-107	10227000	1420 KING ST	J. Wills-Lipscomb	Mark F. Rogers	06:00 pm	Withdrawn
2025-108	50588720	1725 DUKE ST	J. Wills-Lipscomb	Mark F. Rogers	06:30 pm	Rescheduled

\*See following pages for additional information.

**4. ADJOURNMENT**

- The meeting was adjourned at 04:48 pm.
- The next meeting of the Board of Equalization is November 04, 2025.

## APPEAL OF ASSESSMENT HEARINGS

### 1. 2025-019 – 6161 EDSALL RD

**Appellant:** LANDMARK RIDGE ASSOCIATES LIMITED

PARTNERSHIP

**Agent:** Libba McCraw

**Account #:** 37680000

**Map-Block-Lot #:** 056.04-03-01

**Scheduled Time:** 04:00 pm

**Presenter:** Office of Real Estate Assessments

**Appraiser:** Gregory Richardson

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm 2025 assessed value (\$28,977,000) 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:**

Alan Anderson

Wirt Brock

Michele Cappelle

David Chitlik

Stephen Kindrick

Vann Van Diepen

Gregory Wade

##### **AGAINST:**

N/A

#### **RECUSED:**

N/A

#### **ABSTAIN:**

N/A

*Motion carried.* 2025 Assessment affirmed (unanimously) – \$ 28,977,000.

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### 2. 2025-034 – 1706 COMMONWEALTH AV

**Appellant:** WDP ASSOCIATES LLC

**Agent:** Libba McCraw

**Account #:** 15830500

**Map-Block-Lot #:** 043.01-02-06

**Scheduled Time:** 05:00 pm

**Presenter:** Office of Real Estate Assessments

**Appraiser:** Gregory Richardson

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To reduce the 2025 assessed value to \$12,131,000 by Alan Anderson.

**SECOND:** Stephen Kindrick

**REASON:** Assessment exceeded fair market value

#### **APPROVED:**

##### **IN FAVOR:**

Alan Anderson

Wirt Brock

Michele Cappelle

David Chitlik

Stephen Kindrick

Vann Van Diepen

Gregory Wade

##### **AGAINST:**

N/A

#### **RECUSED:**

N/A

#### **ABSTAIN:**

N/A

*Motion carried.* 2025 Assessment reduced to \$12,131,000. Reduction to be taken from building value.

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

### **1. 2025-027 – 5240 DUKE ST.**

**Appellant:** EM 5250 DUKE LLC

**Scheduled Time:** 04:30 pm

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 50685630

**Appraiser:** Gregory Richardson

**Map-Block-Lot #:** 058.01-02-02

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Accepted recommendation to lower 2025 Assessment to \$85,675,000.

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### **2. 2025-106 – 1901 N BEAUREGARD ST.**

**Appellant:** BLACKSTREET CAPITAL HOLDINGS LLC

**Scheduled Time:** 05:30 pm

**Agent:** Mark. F. Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 60044470

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 019.02-02-18

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Accepted recommendation to lower 2025 Assessment to \$5,100,000.

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### **3. 2025-107 – 1420 KING ST.**

**Appellant:** NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

**Scheduled Time:** 06:00 pm

**Agent:** Mark. F. Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 10227000

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 064.03-12-01

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Accepted recommendation to lower 2025 Assessment to \$9,149,100.

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### **4. 2025-108 – 1725 DUKE ST.**

**Appellant:** CF ONE DUKE HOLDINGS LLC

**Scheduled Time:** 06:30 pm

**Agent:** Mark. F. Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 50588720

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 073.02-01-04

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Rescheduled.

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