



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

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

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2025-027	50616300	5240 DUKE ST	G. Richardson	Libba McCraw	04:30 pm	Withdrawn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2025-106	60044470	1901 N BEAUREGARD ST	J. Wills-Lipscomb	Mark F. Rogers	05:30 pm	Withdrawn
2025-107	10227000	1420 KING ST	J. Wills-Lipscomb	Mark F. Rogers	06:00 pm	Withdrawn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.

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.

APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING

1. 2025-027 – 5240 DUKE ST.

Appellant: EM 5250 DUKE LLC

Agent: Libba McCraw

Account #: 50685630

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

Scheduled Time: 04:30 pm

Presenter: Office of Real Estate Assessments

Appraiser: Gregory Richardson

Appraiser Supervisor: Annwyn Milnes

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

2. 2025-106 – 1901 N BEAUREGARD ST.

Appellant: BLACKSTREET CAPITAL HOLDINGS LLC

Agent: Mark. F. Rogers

Account #: 60044470

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

Scheduled Time: 05:30 pm

Presenter: Office of Real Estate Assessments

Appraiser: Jessica Wills-Lipscomb

Appraiser Supervisor: Annwyn Milnes

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

3. 2025-107 – 1420 KING ST.

Appellant: NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

Agent: Mark. F. Rogers

Account #: 10227000

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

Scheduled Time: 06:00 pm

Presenter: Office of Real Estate Assessments

Appraiser: Jessica Wills-Lipscomb

Appraiser Supervisor: Annwyn Milnes

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

4. 2025-108 – 1725 DUKE ST.

Appellant: CF ONE DUKE HOLDINGS LLC

Agent: Mark. F. Rogers

Account #: 50588720

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

Scheduled Time: 06:30 pm

Presenter: Office of Real Estate Assessments

Appraiser: Jessica Wills-Lipscomb

Appraiser Supervisor: Annwyn Milnes

REASON: Rescheduled.
