



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, November 10th, 2025

TIME: 04:00 pm

LOCATION: City Hall, Room 3008

MEETING ATTENDANCE

PRESENT:

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

ABSENT:

Michele Capelle

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

2. APPROVALS

MOTION: To approve minutes from previous hearings by Janet Coldsmith

SECOND: Michele Cappelle

APPROVED: Motion carried unanimously by present members.

3. APPEAL OF ASSESSMENT HEARINGS

CASE #	ACCT #	PROPERTY ADDRESS	APPRAISER	AGENT	TIME	OUTCOME
2025-112	10646600	115 S PATRICK ST	G. Richardson	Mark F. Rogers	04:00 pm	Reduced
2025-108	50588720	1725 DUKE ST	J. Wills-Lipscomb	Mark F. Rogers	04:30 pm	Affirmed
2025-136	50588730	225 REINEKERS LN	J. Wills-Lipscomb	Mark F. Rogers	05:00 pm	Reduced
2025-110	11595000	300 N WASHINGTON ST	J. Wills-Lipscomb	Mark F. Rogers	05:30 pm	Reduced
2025-099	50517300	500 MONTGOMERY ST	J. Wills-Lipscomb	Mark F. Rogers	06:00 pm	Reduced
2025-143	50231400	1800 N BEAUREGARD ST	J. Wills-Lipscomb	Mark F. Rogers	06:30 pm	Affirmed

*See following pages for additional information.

4. ADJOURNMENT

- The meeting was adjourned at 06:00 pm.
- The next meeting of the Board of Equalization is TBD.

APPEAL OF ASSESSMENT HEARINGS

1. 2025-112 – 115 S PATRICK ST.

Appellant: JRB SOUTH PATRICK LLC

Scheduled Time: 04:00 pm

Agent: Mark F. Rogers

Presenter: Office of Real Estate Assessments

Account #: 10646600

Appraiser: Gregory Richardson

Map-Block-Lot #: 074.01-05-15

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2025 assessed value to \$1,420,252 by Vann Van Diepen.

SECOND: Gregory Wade

REASON: Assessment exceeded fair market value

APPROVED:

IN FAVOR:

Wirt Brock

David Chitlik

Janet Coldsmith

Vann Van Diepen

Betsy Gorman

Stephen Kendrick

Gregory Wade

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment reduced to \$1,420,252. Reduction to be taken from building value.

2. 2025-108 – 1725 DUKE ST.

Appellant: CF ONE DUKE HOLDINGS LLC

Scheduled Time: 04:30 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

MOTION: To affirm 2025 assessed value (\$33,940,400) by Vann Van Diepen.

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:

Wirt Brock

David Chitlik

Janet Coldsmith

Vann Van Diepen

Betsy Gorman

Stephen Kindrick

Gregory Wade

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment affirmed (unanimously) – \$33,940,400.

3. 2025-136 – 225 REINEKERS LN

Appellant: 225 REINEKERS LANE ASSOCIATES
LLC

Agent: Mark F. Rogers

Account #: 50588730

Map-Block-Lot #: 073.02-01-03

Scheduled Time: 05:00 pm

Presenter: Office of Real Estate Assessments

Appraiser: Jessica Wills-Lipscomb

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2025 assessed value to \$24,162,000 by Vann Van Diepen.

SECOND: Janet Coldsmith

REASON: Assessment exceeded fair market value

APPROVED:

IN FAVOR:

Wirt Brock

David Chitlik

Janet Coldsmith

Vann Van Diepen

Betsy Gorman

Stephen Kindrick

Gregory Wade

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment reduced to \$24,162,000. Reduction to be taken from building value.

4. 2025-110 – 300 N WASHINGTON ST.

Appellant: NORTH WASHINGTON REALTY LC

Scheduled Time: 05:30 pm

Agent: Mark F. Rogers

Presenter: Office of Real Estate Assessments

Account #: 11595000

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 064.04-02-13

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2025 assessed value to \$7,168,000 by Wirt Brock.

SECOND: Janet Coldsmith

REASON: Assessment exceeded fair market value

APPROVED:

IN FAVOR:

Wirt Brock

Janet Coldsmith

Vann Van Diepen

Betsy Gorman

Stephen Kindrick

Gregory Wade

AGAINST:

David Chitlik

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment reduced to \$7,168,000. Reduction to be taken from building value.

5. 2025-099 – 500 MONTGOMERY ST.

Appellant: AP 500 MONTGOMERY LLC

Agent: Mark F. Rogers

Account #: 50517300

Map-Block-Lot #: 054.04-04-01

Scheduled Time: 06:00 pm

Presenter: Office of Real Estate Assessments

Appraiser: Jessica Wills-Lipscomb

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2025 assessed value to \$23,398,000 by Vann Van Diepen

SECOND: Janet Coldsmith

REASON: Assessment exceeded fair market value

APPROVED:

IN FAVOR:

Alan Anderson

Wirt Brock

Janet Coldsmith

Vann Van Diepen

Betsy Gorman

Stephen Kindrick

Gregory Wade

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment reduced to \$23,398,000. Reduction to be taken from building value.

6. 2025-143 – 1800 N BEAUREGARD ST.

Appellant: 1800 BEAUREGARD PROPERTY OWNER
LLC

Agent: Mark F. Rogers

Account #: 50231400

Map-Block-Lot #: 019.02-01-04

Scheduled Time: 06:30 pm

Presenter: Office of Real Estate Assessments

Appraiser: Jessica Wills-Lipscomb

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm 2025 assessed value (\$7,650,000) by Vann Van Diepen.

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

Stephen Kindrick

Vann Van Diepen

Gregory Wade

AGAINST:

Betsy Gorman

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment affirmed – \$7,650,000.

APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING

1. 2025-145 – 124 S WEST ST.

Appellant: KING-WEST PROPERTIES INC

Scheduled Time: 05:30 pm

Agent: Mark F. Rogers

Presenter: Office of Real Estate Assessments

Account #: 10248500

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 074.01-02-27

Appraiser Supervisor: Annwyn Milnes

REASON: Accepted recommendation to lower 2025 Assessment to \$8,892,000.

2. 2025-146 – 2051 JAMIESON AV

Appellant: CHI 2051 JAMIESON AVENUE LLC

Scheduled Time: 06:00 pm

Agent: Mark. F. Rogers

Presenter: Office of Real Estate Assessments

Account #: 50640060

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 073.01-02-04

Appraiser Supervisor: Annwyn Milnes

REASON: Accepted recommendation to lower 2025 Assessment to \$18,700,000.

