



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, October 14, 2025

TIME: 11:00 am

LOCATION: City Hall, Room 3008

MEETING ATTENDANCE

PRESENT:

Alan Anderson
Michele Capelle
David Chitlik
Janet Coldsmith
Vann Van Diepen
Elizabeth (Betsy) Gorman
Stephen Kindrick
Gregory Wade

ABSENT:

VIRTUAL:
William (Wirt) Brock

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 11:00 am.
- 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
2025-012	50685630	1940 DUKE ST.	J. Wills-Lipscomb	Mark F. Rogers	09:00 am	Withdrawn
2025-013	50231300	1900 N. BEAUREGARD ST.	J. Wills-Lipscomb	Mark F. Rogers	09:30 am	Withdrawn
2025-015	60018050	200 REINEKERS LA.	J. Wills-Lipscomb	Mark F. Rogers	10:00 am	Withdrawn
2025-098	50231200	2000 N. BEAUREGARD ST.	G. Richardson	Mark F. Rogers	10:30 am	Withdrawn
2025-091	50644040	1800 DUKE ST.	J. Wills-Lipscomb	Libba McCraw	11:00 am	Affirmed
2025-150	60033460	410 CALVERT AV.	A. Milnes	Mark F. Rogers	11:00 am	Withdrawn
2025-151	14097500	400 CALVERT AV.	A. Milnes	Mark F. Rogers	11:30 am	Withdrawn
2025-092	50644050	330 JOHN CARLYLE ST.	J. Wills-Lipscomb	Libba McCraw	11:30 am	Reduced
2025-043	36648050	611 S PICKETT ST.	A. Milnes	Rachel Morgan	12:00 pm	Reduced
2025-149	14630800	202 E MASON AV.	G. Richardson	Marshall Ramsey	12:30 pm	Reduced

*See following pages for additional information.

4. ADJOURNMENT

- The meeting was adjourned at 1:36 pm.
- The next meeting of the Board of Equalization is October 21, 2025.

APPEAL OF ASSESSMENT HEARINGS

1. 2025-091 – 1800 DUKE ST.

Appellant: SOCIETY FOR HUMAN RESOURCE MANAGEMENT

Agent: Libba McCraw

Account #: 50644040

Map-Block-Lot #: 073.02-09-01

Scheduled Time: 11:00 am

Presenter: Office of Real Estate Assessments

Appraiser: Jessica Wills-Lipscomb

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm 2025 assessed value (\$12,293,000) by Janet Coldsmith

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

Janet Coldsmith

Vann Van Diepen

Betsy Gorman

Stephen Kendrick

Gregory Wade

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment affirmed (unanimously) – \$12,293,000.

2. 2025-092 – 330 JOHN CARLYLE ST.

Appellant: SOCIETY FOR HUMAN RESOURCE MANAGEMENT

Agent: Libba McCraw

Account #: 50644050

Map-Block-Lot #: 073.02-09-06

Scheduled Time: 11:30 am

Presenter: Office of Real Estate Assessments

Appraiser: Jessica Wills-Lipscomb

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2025 assessed value to \$12,261,300 by Michele Cappelle

SECOND: Janet Coldsmith

REASON: Assessment exceeded fair market value

APPROVED:

IN FAVOR:

Alan Anderson

Wirt Brock

Michele Cappelle

Janet Coldsmith

Vann Van Diepen

Betsy Gorman

Stephen Kendrick

Gregory Wade

AGAINST:

David Chitlik

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment reduced to \$12,261,300. Reduction to be taken from building value.

3. 2025-043 – 611 S PICKETT ST.

Appellant: GREENHILLS MAYFLOWER LLC

Agent: Rachel Morgan

Account #: 36648050

Map-Block-Lot #: 057.04-05-05

Scheduled Time: 12:00 pm

Presenter: Office of Real Estate Assessments

Appraiser: Annwyn Milnes

Appraiser Supervisor: Bryan Page

MOTION: To reduce the 2025 assessed value to \$13,952,000 by Vann Van Diepen

SECOND: Alan Anderson

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

APPROVED:

IN FAVOR:

Alan Anderson
Wirt Brock
Michele Cappelle
David Chitlik
Vann Van Diepen
Betsy Gorman
Stephen Kindrick
Gregory Wade

AGAINST:

Janet Coldsmith

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment reduced to \$13,952,000. Reduction to be taken from building value.

4. 2025-149 – 202 E MASON AV.

Appellant: 202-204 EAST MASON AVENUE PARTNERS

Agent: Marshall Ramsey

Account #: 14630800

Map-Block-Lot #: 043.02-01-21

Scheduled Time: 12:30 pm

Presenter: Office of Real Estate Assessments

Appraiser: Gregory Richardson

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2025 assessed value to \$3,871,791 by Alan Anderson

SECOND: Vann Van Diepen

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

APPROVED:

IN FAVOR:

Alan Anderson
Wirt Brock
Michele Cappelle
David Chitlik
Janet Coldsmith
Vann Van Diepen
Stephen Kindrick
Gregory Wade

AGAINST:

Betsy Gorman

RECUSED:

N/A

ABSTAIN:

N/A

Motion carried. 2025 Assessment reduced to \$3,871,791. Reduction to be taken from building value.

APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING

1. 2025-012 – 1940 DUKE ST.

Appellant: I&G DIRECT REAL ESTATE 25 LP

Scheduled Time: 09:00 am

Agent: Mark F. Rogers

Presenter: Office of Real Estate Assessments

Account #: 50685630

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 073.01-02-16

Appraiser Supervisor: Annwyn Milnes

REASON: Accepted recommendation to lower 2025 Assessment to \$40,782,500.

2. 2025-013 – 1900 N BEAUREGARD ST.

Appellant: 1900 BEAUREGARD PROPERTY OWNER LLC

Scheduled Time: 09:30 am

Agent: Mark. F. Rogers

Presenter: Office of Real Estate Assessments

Account #: 50231300

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 019.02-01-07

Appraiser Supervisor: Annwyn Milnes

REASON: Accepted recommendation to lower 2025 Assessment to \$4,175,000.

3. 2025-015 – 200 REINEKERS LA

Appellant: DUKE 8401 LP

Scheduled Time: 10:00 am

Agent: Mark. F. Rogers

Presenter: Office of Real Estate Assessments

Account #: 60018050

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 073.02-02-18

Appraiser Supervisor: Annwyn Milnes

REASON: Accepted recommendation to lower 2025 Assessment to \$36,430,000.

4. 2025-098 – 200 N BEAUREGARD ST.

Appellant: 2000 N. BEAUREGARD OWNER LLC

Scheduled Time: 10:30 am

Agent: Mark. F. Rogers

Presenter: Office of Real Estate Assessments

Account #: 50231200

Appraiser: Gregory Richardson

Map-Block-Lot #: 073.02-02-18

Appraiser Supervisor: Annwyn Milnes

REASON: Accepted recommendation to lower 2025 Assessment to \$86,214,200.

5. 2025-150 – 410 CALVERT AVE.

Appellant: 410 420 CALVERT ACQUISITION LLC ATTN
LINCOLN PROPERTY COMPANY

Scheduled Time: 11:00 am

Agent: Mark. F. Rogers

Presenter: Office of Real Estate Assessments

Account #: 60033460

Appraiser: Annwyn Milnes

Map-Block-Lot #: 025.03-02-24

Appraiser Supervisor: Bryan Page

REASON: Accepted recommendation to lower 2025 Assessment to \$6,804,000.

6. 2025-151 – 400 CALVERT AVE.

Appellant: 326-376 CALVERT AVENUE LLC

Scheduled Time: 11:30 am

Agent: Mark. F. Rogers

Presenter: Office of Real Estate Assessments

Account #: 14097500

Appraiser: Annwyn Milnes

Map-Block-Lot #: 025.03-02-24

Appraiser Supervisor: Bryan Page

REASON: Accepted recommendation to lower 2025 Assessment to \$4,447,000.

