



BOARD OF EQUALIZATION AND ASSESSMENT REVIEW
MINUTES

100 N. Pitt Street, Suite 301

Monday, August 31, 2026

04:30 pm

MEMBERS PRESENT:

Alan Anderson
David Chitlik
Stephen Kindrick
Elizabeth Gorman
William (Wirt) Brock
Carolyn Grimes
Vann Van Diepen

MEMBERS ABSENT:

Jacob Hamilton
Michelle Capelle

1. WELCOME AND CALL TO ORDER

The meeting of the Board of Equalization and Assessment Review was called to order by Chair David Chitlik at 4:30PM. A quorum of membership was present.

2. APPROVAL OF MINUTES

30-minute explanation of FOIA compliance meeting was held by The City Attorney's rep Mr. David Lanier.

Motion made by Stephan Kendrick to approve the minutes of August 24th & 25th meetings. Motion was seconded by Wirt Brock. Motion carried unanimously.

3. APPEAL OF ASSESSMENT HEARINGS

A. Case 2026-041	1920 Ballenger Ave	Scheduled Time: 5PM
Account: 50686280		Map-Block-Lot Number:073.03-02-22
Property Owner: HAI 1920 Ballenger Ave LLC	Agent: Emmet Kim	
Appellant's Opinion of Value: \$ 10,623,700		
Staff Appraiser: Jessica Lipscomb	Additional City Staff: Annwyn B. Milnes	

Summary: The agent felt the assessed value should be lowered from the 2026 assessed value of \$13,730,390 due to there being 33,000 square feet being vacant on the property. The appraiser presented sales evidence and comparable property assessments to support the assessed value. The Board entered deliberation.

Motion: to sustain the value of \$13,730,390 by Alan Anderson. The motion was seconded by Stephen Kindrick.

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.

In favor: Alan Anderson, David Chitlik, Stephen Kindrick, Carolyn Grimes,
Vann Van Diepen

Opposed: Elizabeth Gorman, Wirt Brock

Motion carried to sustain 2026 assessed value at \$13,730,390.

B. Case 2026-044 2000 Eisenhower Ave Scheduled Time: 05:30pm

Account:50160600

Map-Block-Lot Number:073.01-01-01

Property Owner: NP 115 LLC

Agent: Libba McCraw

Appellants' Opinion of Value: \$25,213,000

Staff Appraiser: Jessica Lipscomb

Summary: The property owner felt the 2026 assessed value of \$31,400,000 should be lowered in addition to the suggested reduced recommendation given by the appraiser in the amount of \$29,357,000. Agent asked for reduction based on \$20.76 per square foot versus the \$22.00 per square foot that the city assessed the property at. The appraiser presented sales evidence and comparable property assessments to support the assessed value. The Board entered deliberation.

Motion: to reduce the value to \$27,284,000 by Alan Anderson. The motion was seconded by Wirt Brock.

Reason: Assessment exceeded fair market value.

In favor: Alan Anderson, David Chitlik, Stephen Kindrick, Elizabeth Gorman, Wirt Brock, Carolyn Grimes

Opposed: N/A

Motion carried to reduce 2026 assessed value to \$27,284,000.

C. Case 2026-014 1737 King St Scheduled Time: 06:00pm

Account:50584410

Map-Block-Lot Number: 063.04-06-20

Property Owner: DREF KING STREET METRO PLACE LLC

Agent: Suzanne Ross

Appellant's Opinion of Value: \$15,817,600

Staff Appraiser: Jessica Lipscomb

Summary: The property owner felt due to the property having 54% vacancy as of 1/1/2026 that should support a reduction to the property's assessed value. The appraiser presented sales evidence supporting the assessed reduced value of \$31,901,000 along with comparable property assessments. The Board entered deliberation.

Motion: to reduce the value to \$26,570,000 by Alan Anderson. The motion was seconded by Van Diepen.

Reason: Assessment exceeded fair market value.

In favor: Alan Anderson, Stephen Kindrick, Elizabeth Gorman, Wirt Brock, Carolyn Grimes, David Chitlik

Opposed: N/A

4. *Motion carried to reduce 2026 assessed value to \$26,570,000.*

ADJOURNMENT

The meeting was adjourned at 06:34 pm.

The next meeting of the Board of Equalization is September 01, 2026.