



BOARD OF EQUALIZATION AND ASSESSMENT REVIEW
MINUTES

100 N. Pitt Street, Suite 301

Monday, August 25, 2026

09:30 am

MEMBERS PRESENT:

David Chitlik

Stephen Kindrick

William (Wirt) Brock

Carolyn Grimes

MEMBERS ABSENT:

Vann Van Diepen

Jacob Hamilton

Michelle Capelle

Alan Anderson

Elizabeth Gorman

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 09:30am. A quorum of membership was present.

2. Rules & Procedures

3. APPEAL OF ASSESSMENT HEARINGS

A. Case 2026-008	418 N Fayette St	Scheduled Time: 09:30am
Account: 10781000		Map-Block-Lot Number:064.01-07-18
Property Owner: Rodriguez Rene Jr		Agent: N/A
Appellant's Opinion of Value: \$1,031,059		
Staff Appraiser: Annwyn Milnes		Additional City Staff: Stephanie Branizor

Summary: The property owner felt the property warranted a reduction to the assessed value due to home being assessed 11% higher than neighboring properties. The appraiser presented sales evidence and comparable property assessments to support the assessed value in addition to offering a reduced value at 1,120,552. The appellant did not accept. The Board entered deliberation.

Motion: to sustain the value of \$ 1,131,929 by Wirt Brock. The motion was seconded by Carolyn Grimes.

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: David Chitlik, Stephen Kindrick, William (Wirt) Brock, Carolyn Grimes
Opposed: N/A

Motion carried to sustain 2026 assessed value at \$1,131,929.

B. Case 2026-011 1107 N Pitt St. St 2A Scheduled Time: 12:30pm (held at 09:57am)
Account: 50341120 Map-Block-Lot Number: 045.03.0C-1107.2A
Property Owner: Don & Frederica Irwin Agent: N/A
Appellants' Opinion of Value: \$439,810
Staff Appraiser: Annwyn Milnes

Summary: The property owner felt the 2026 assessment of their property was overvalued due to their property not having a patio. The property owner was not present for this hearing therefore it was held in absentia. The appraiser presented sales evidence and comparable property assessments to support the assessed value. The Board entered deliberation.

Motion: to sustain the value of \$451,799 by Carolyn Grimes. The motion was seconded by Wirt Brock.

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: David Chitlik, Stephen Kindrick, Wirt Brock, Carolyn Grimes
Opposed: N/A

Motion carried to sustain 2026 assessed value to \$451,799.

C. Case 2026-150 106 N Lee St Scheduled Time: 11:30am (held at 10:30am)
Account: 50654640 Map-Block-Lot Number: 075.01-02-10
Property Owner: Founders Hall LLC Agent: Tom Colucci
Appellant's Opinion of Value: \$4,829,777
Staff Appraiser: Aracelie Hernandez

Summary: The property owner felt comparable property sales supported a reduction to the property's assessed value. The appraiser presented sales evidence and comparable property assessments. The Board entered deliberation.

Motion: to reduce the value to \$5,356,000 by David Chitlik. The motion was seconded by Wirt Brock.

Reason: The Board believes the assessment should be lowered to reflect the current 12% vacancy rate. The reduced occupancy has a direct impact on the property's income and overall financial performance, and the assessment should therefore be adjusted accordingly to more accurately reflect current conditions.

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

Opposed: N/A

Motion carried to reduce 2026 assessed value to: \$ 5,536,000

1. ADJOURNMENT

The meeting was adjourned at 10:55 am.

The next meeting of the Board of Equalization is August 25, 2026.