



BOARD OF EQUALIZATION AND ASSESSMENT REVIEW
MINUTES

100 N. Pitt Street, Suite 301
Tuesday, September 15, 2026
09:00 am

MEMBERS PRESENT:

Stephen Kindrick
William (Wirt) Brock
Vann Van Diepen
Elizabeth Gorman

MEMBERS ABSENT:

Carolyn Grimes
David Chitlik
Alan Anderson

MEMBERS Virtual:

None

1. WELCOME AND CALL TO ORDER

The meeting of the Board of Equalization and Assessment Review was called to order by Vann Van Diepen (secretary) at 09:00AM. Board membership Convened as in Quorum.

Vann Van Diepen moved that, henceforth a meeting with at least 3 members in-person but less than a quorum of the board, shall be considered a meeting of a panel of the board, and that all permutations or board members numbering between 3 and 1 less than a quorum shall then be designated at its own panel.

In favor: Stephen Kindrick, Wirt Brock, Vann Van Diepen, Betsy Gorman

2. APPEAL OF ASSESSMENT HEARINGS

3. A. Case 2026-052 6254 Duke St.

Scheduled Time: 9:30AM

Account: 50449400

Map-Block-Lot Number: 046.02-01-01

Property Owner: Rockville Hospitality LLC

Agent: Julia White (Ryan)

Appellant's Opinion of Value: \$ 6,227,100

Staff Appraiser: Stephanie Branizor

Additional City Staff: Annwyn Milnes

Summary: The agent based their opinioned value of \$ 6,227,100 due to the property receiving an 18% assessment increase compared to the prior year assessment. The appraiser revised value to \$10,835,000 for current year 2026. The appraiser also presented sales evidence and comparable property assessments to support the revised assessed value. The Board entered deliberation.

Motion: to sustain the revised value of \$10,835,000 by Betsy Gorman. The motion was seconded by Stephen Kindrick.

Reason: Assessment's valuation exceeded the property's fair market value

In favor: Stephen Kindrick, William (Wirt) Brock, Vann Van Diepen, Betsy Gorman

Opposed: N/A

Motion carried to sustain 2026 assessed value at \$10,835,000.

B. Case 2026-060 99 S Bragg St Scheduled Time: 10:00AM
Account: 37880010 Map-Block-Lot Number: 046.04-01-07
Property Owner: Tower Hotel LLC Agent: Julia White (Ryan)
Appellant's Opinion of Value: \$ 8,297,200
Staff Appraiser: Stephanie Branizor

Summary: The property owner stated that due to the 51-year age of the property and the fact that the property has not been renovated since 2005 the assessment should be lowered. The appraiser presented sales evidence confirming additional renovations at property in 2018 per city permits. The Appraiser also presented comparable property assessments to support the assessed value. The Board entered deliberation.

Motion: to sustain the value at \$9,852,000 by Wirt Brock. 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: Stephen Kindrick, Wirt Brock, Vann Van Diepen, Betsy Gorman

Opposed: N/A

Motion carried to reduce 2026 assessed value to \$9,852,000.

C. Case 2026-050 2930 Eisenhower Ave Scheduled Time: 11:00 AM (held at 10:30am)
Account: 50590900 Map-Block-Lot Number: 071.04-02-11
Property Owner: Pentagon Federal Credit Union Agent: Emmanuel Gomez (Ryan)
Appellant's Opinion of Value: \$6,308,400
Staff Appraiser: Jessica Lipscomb

Summary: The property owner felt with comparable neighboring properties having less vacancies supported receiving a reduction to the property's assessed value. The appraiser presented sales evidence and comparable property assessments. The Board entered deliberation.

Motion: to sustain the value at \$9,900,000 by Wirt Brock. 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: Stephen Kindrick, Wirt Brock, Vann Van Diepen

Opposed: Betsy Gorman

Motion carried to reduce 2026 assessed value to \$9,900,000.

D. Case 2026-054 2240 N BEAUREGARD ST Scheduled Time: 12:00pm (held at 11:00am)

Account: 43608000

Map-Block-Lot Number: 011.03-01-07

Property Owner: KMF XII ALEXANDRIA LLC C/O KLINGBEIL CAPITAL MANAGEMENT

Agent: Adir Haim

Appellant's Opinion of Value: \$ 23,400,800

Staff Appraiser: Greg Richardson

Additional City Staff: Stephanie Branizor

Summary: The property was originally assessed at \$24,376,000. The owner provided property calculations pertaining to FY 2023 in support of trying to receive their opinioned value of \$ 23,400,800. The appraiser presented sales evidence and comparable property assessments to support the assessed value of the current year 2026. The Board entered deliberation.

Motion: to reduce the value to \$24,334,000 by Wirt Brock. The motion was seconded by Betsy Gorman.

Reason: Increased operating expenses

In favor: Betsy Gorman, Stephen Kindrick, Wirt Brock, Vann Van Diepen,

Opposed: N/A

Motion carried to reduce the assessed value to \$24,334,000.

3. ADJOURNMENT

The meeting was adjourned at 12:31 pm.

The next meeting of the Board of Equalization is September 22, 2026.