



BOARD OF EQUALIZATION AND ASSESSMENT REVIEW
MINUTES

100 N. Pitt Street, Suite 301
Tuesday, September 22, 2026
10:00 am

MEMBERS PRESENT:

David Chitlik
Stephen Kindrick
Carolyn Grimes
Vann Van Diepen

Virtual: Alan Anderson

MEMBERS ABSENT:

Elizabeth Gorman
William (Wirt) Brock

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 10AM. A quorum of membership was present.

2. APPROVAL OF MINUTES

A correction's were made by Vann Dipen to be updated by clerk for the next hearing's approval. No Motion was made

3. APPEAL OF ASSESSMENT HEARINGS

A. Case 2026-101 400 Madison Street #809 Scheduled Time: 10:00AM
Account: 12174152 Map-Block-Lot Number:055.03-0A-0809
Property Owner: Solomon Steven G TR Mccauley Kathleen Agent: Owner
Appellant's Opinion of Value: \$725,000
Staff Appraiser: Annwyn Milnes Additional City Staff: Stephanie Branizor

Summary: The Appellant stated that, in their view, the property's assessed value should be reduced due to the property having received no significant improvements in approximately 50 years. The Appellant further referenced sales of other units that had been renovated and asserted that the condition of the subject property, in comparison to those renovated units, warranted a reduction in the assessed value.

The Appraiser presented sales evidence and comparable property assessments in support of the current assessed value.

The Board entered into deliberation.

Motion: to lower the value to 800,00 by Alan Anderson. The motion was seconded by Vann Van Diepen.

Reason: Assessment exceeded fair market value

In favor: Alan Anderson, David Chitlik, Vann Van Diepen

Opposed: Stephen Kindrick, Carolyn Grimes

Motion carried to sustain 2026 assessed value at \$800,000.

B. Case 2026-103 520 John Carlyle St 317 Scheduled Time:12pm

Account:60010340

Map-Block-Lot Number:073.04-0C-317

Property Owner: Felix Fazliddin

Agent: Owner

Appellant's Opinion of Value: \$ 389,053

Staff Appraiser: Greylind James

Summary: The property owner views that their assessed value should be lowered due to them having to purchase a new HVAC system and kitchen refrigerator for their property. The appraiser presented comparable sales evidence and comparable property assessments to support the assessed value in addition to the fact that routine ownership and maintenance responsibilities are separate from whether a property has been renovated or improved. The Board entered deliberation.

Motion: to sustain the value of \$398,035 by Alan Anderson. 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: Alan Anderson, David Chitlik, Stephen Kindrick, Carolyn Grimes, Wirt Brock

Opposed:

Motion carried to reduce 2026 assessed value to \$398,035.

4. ADJOURNMENT

The meeting was adjourned at 12:35 pm.

The next meeting of the Board of Equalization is September 23,2026.