



BOARD OF EQUALIZATION AND ASSESSMENT REVIEW
MINUTES

100 N. Pitt Street, Suite 301
Monday, September 28, 2026
04:00 pm

MEMBERS PRESENT:

Stephen Kindrick
David Chitlik
Alan Anderson

MEMBERS ABSENT:

William (Wirt) Brock
Elizabeth Gorman
Carolyn Grimes
Van Diepen

MEMBERS Virtual:

N/A

1. WELCOME AND CALL TO ORDER

The meeting of the Board of Equalization and Assessment Review was called to order by David Chitlik at 04:00PM. Board membership Convened as a Panel.

Approval of minutes from 9/23/2026 minutes were reviewed and approved.

Alan Anderson Motioned for approval of the 09/23/2026 board minutes.

Motion was Seconded by Stephen Kindrick

In favor: Stephen Kindrick, David Chitlik

2. APPEAL OF ASSESSMENT HEARINGS

A. Case 2026-100 202-204 E Mason Ave Scheduled Time: 4:30PM (heard at 4pm)

Account: 14630800 Map-Block-Lot Number:043.02-01-21

Property Owner: **202-204 E Mason Avenue Partners** Agent: Owners

Appellant's Opinion of Value: \$ 3,871,791 Staff Appraiser: Greg Richardson

Summary: Property owners felt as though since their property since there has been no significant renovations and or major upkeep to the property ; their property should be assessed at a lower value. The appraiser's valued assessment was supported by presented sales evidence and comparable property assessments to support the

assessed value. The Board entered deliberation.

Motion: to reduce value to \$3,948,000 by Alan Anderson. The motion was seconded by Stephan Kindrick.

Reason: Assessment exceeded fair market value

In favor: Stephen Kindrick, Alan Anderson, David Chitlik

Opposed: N/A

Motion carried to reduce 2026 assessed value at \$3,948,000.

B. Case 2026-007 5107 Gardner Dr. Scheduled Time: 05:00PM (heard at 4:30pm)
Account: 50660480 Map-Block-Lot Number: 058.02-04-37
Property Owner: **Dezarn Guy D** Agent: N/A
Appellant's Opinion of Value: \$ N/A
Staff Appraiser: Greg Richardson

Summary: The hearing was heard in absentia and there was no agent or property owner present. The appraised value of \$896,852 was originally assessed for 2026 assessment year. The Owner never provided their opinion of their fair market value. The Appraiser also presented comparable price per square foot to support the assessed value. The Board entered deliberation.

Motion: to sustain the value of \$896,852 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: Stephen Kindrick, Alan Anderson, David Chitlik

Opposed: N/A

Motion carried to sustain 2026 assessed value of \$896,852.

A. Case 2026-100 375 S Reynolds St Scheduled Time: 04:30PM (heard at 5:00pm)
Account: 36984800 Map-Block-Lot Number: 057.04-04-06
Property Owner: **Essex House LP** Agent: Jared Dvornicky
Appellant's Opinion of Value: \$ 16,475,400
Staff Appraiser: Greg Richardson

Summary: The agent expressed gratitude for the city's reduction offer from \$28,000,000 to \$22,139,980. However the agent was seeking lower value due to the poor condition of the property; along with the low tenant rent. The Appraiser presented comparable price per square foot to support the assessed value. The Board entered deliberation.

Motion: to reduce the value to \$20,299,996 by Alan Anderson. The motion was seconded by Stephen Kindrick.

Reason: Assessment exceeded fair market value.

In favor: Stephen Kindrick, Alan Anderson, David Chitlik

Opposed: N/A

Motion carried to reduce 2026 assessed value to \$20,299,996.

3. ADJOURNMENT

The meeting was adjourned at 05:30 pm.

The next meeting of the Board of Equalization is September 30, 2026.



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