



BOARD OF EQUALIZATION AND ASSESSMENT REVIEW
MINUTES

100 N. Pitt Street, Suite 301
Wednesday, September 30, 2026
04:00 pm

MEMBERS PRESENT:

Alan Anderson
David Chitlik
Stephen Kindrick

MEMBERS ABSENT:

Vann Van Diepen
Elizabeth Gorman
William (Wirt) Brock
Carolyn Grimes

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 4PM. The Board convened as a panel.

2. Approval of Previous Hearing minutes & decisions. Motion to approve minutes by Alan Anderson. The motion was seconded by Stephen Kindrick.

3. APPEAL OF ASSESSMENT HEARINGS

A. Case 2026-136 1800 N Beauregard St Scheduled Time: 4:30PM
Account: 50231400 Map-Block-Lot Number: 019.02-01-04
Property Owner: **1800 Beauregard Property Owner LLC** Agent: Mark Rogers
Appellant's Opinion of Value: \$6,640,000
Staff Appraiser: Jessica Lipscomb Additional City Staff: Stephanie Branizor

Summary: The agent corrected his opinion of value should be lowered by price per square foot of 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 \$7,650,000 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,

Opposed: N/A

Motion carried to sustain 2026 assessed value at \$7,650,000.

B. Case 2026-096 4900 Eisenhower Ave Scheduled Time: 5:30PM
Account:50414410 Map-Block-Lot Number:068.04-01-14
Property Owner: SROA 4900 **Eisenhower VA LLC** Agent: Emmet Kim (ryan)
Appellant's Opinion of Value: \$19,950,400
Staff Appraiser: Annwyn B. Milnes

Summary: The agent felt as though the city slightly underestimates subject property expenses. The appraiser presented sales evidence and comparable property assessments to support the assessed value. The Board entered deliberation.

Motion: to reduce the value to \$21,500,000 by Alan Anderson. The motion was seconded by Stephen Kindrick.

Reason: Assessment Exceeded fair market value

In favor: Alan Anderson, David Chitlik, Stephen Kindrick

Opposed: N/A

Motion carried to reduce 2026 assessed value to \$21,500,000.

C. Case 2026-063 621 S Pickett St Scheduled Time:6pm
Account:50654640 Map-Block-Lot Number: 067.02-02-03
Property Owner: Terreno Pickett LLC Agent: Kyle Brewer (ryan)
Appellant's Opinion of Value: \$7,281,000
Staff Appraiser: Annwyn B. Milnes

Summary: The agent felt comparable property values supported a reduction to the property's assessed value. The appraiser presented insight on the amenities of the property; such as entire frozen storage room, low-temperature cold room. Appraiser also provided evidence and comparable property assessments. The Board entered deliberation.

Motion: to sustain the value of \$9,189,000 by Stephen Kindrick. The motion was seconded by Alan Anderson.

Reason:

In favor: Alan Anderson, Stephen Kindrick, David Chitlik

Opposed: N/A

Motion carried to sustain 2026 assessed value to \$9,189,000.

4. ADJOURNMENT

The meeting was adjourned at 6:25 pm.

The next meeting of the Board of Equalization is October 06,2026.