



BOARD OF EQUALIZATION AND ASSESSMENT REVIEW
MINUTES

100 N. Pitt Street, Suite 301

Tuesday, October 06, 2026

09:00 am

MEMBERS PRESENT:

David Chitlik

William (Wirt) Brock

Vann Van Diepen

MEMBERS ABSENT:

Elizabeth Gorman

William (Wirt) Brock

Carolyn Grimes

Stephen Kindrick

Alan Anderson

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.

APPEAL OF ASSESSMENT HEARINGS

A. Case 2026-019 4660 Kenmore Ave Scheduled Time: 9:00am
Account: 46456100 Map-Block-Lot Number: 030.01-02-01
Property Owner: **CPF HCRE Alexandria LLC** Agent: Huan Cassioppi /agent
Appellants' Opinion of Value: \$26,750,000
Staff Appraiser: Jessica Lipscomb Additional City Staff: Bryan Page

Summary: The appraiser presented a reduction of the original assessment. The Agent Immediately expected reduction in the amount of \$25,939,000. The Board entered deliberation.

Motion: to sustain the reduced value of \$25,939,000 by Vann Van Diepen

The motion was seconded by William (Wirt) Brock

Reason: Assessment Exceeded fair market value

In favor: David Chitlik, Vann Van Diepen, William (Wirt) Brock

Opposed: N/A

Motion carried to sustain 2026 reduced assessed value at \$25,939,000.

B. Case 2026-088 115 S Patrick St Scheduled Time: 10:30AM
Account:10646600 Map-Block-Lot Number:074.01-05-15
Property Owner: JRB South Patrick LLC Agent: Mark Rogers (ryan)
Appellant's Opinion of Value: \$1,175,000
Staff Appraiser: Greg Richardson

Summary: The appraiser presented a reduced assessment in the amount of 1,393,498 from the original assessment of 1,665,663. The reduction was rounded to 1,393,500, it was accepted by the Agent. The Board entered deliberation.

Motion: to reduce the value to \$1,393,500 by William (Wirt) Brock. The motion was seconded by Vann Van Diepen.

Reason: Assessment Exceeded fair market value

In favor: David Chitlik, Vann Van Diepen, William (Wirt) Brock

Opposed: N/A

Motion carried to reduce the value of 2026 assessed value to \$1,393,500.

C. Case 2026-023 312 Princess St Scheduled Time: 11:30am
Account:50654600 Map-Block-Lot Number: 065.03-02-04
Property Owner: Smith Jennifer K Agent: Owner
Appellant's Opinion of Value: \$1,200,000
Staff Appraiser: Annwyn B. Milnes

Summary: The property owner felt as though their property warranted a lower assessment due to the property not having the square footage or the architectural/interior trim molding as other comparable properties. Appraiser provided evidence and comparable property assessments along with comparable sale evidence. The Board entered deliberation.

Motion: to reduce the value to \$1,463,000 by William (Wirt) Brock. The motion was seconded by Vann Van Diepen.

Reason: Assessment Exceeded fair market value

In favor: David Chitlik, Vann Van Diepen, William (Wirt) Brock

Opposed: N/A

Motion carried to sustain 2026 assessed value to \$1,463,000.

2. ADJOURNMENT

The meeting was adjourned at 12:00 pm.

The next meeting of the Board of Equalization is October 14,2026.



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