



**2025 VALUE ADJUSTMENT BOARD
MEETING MINUTES**

**THURSDAY, May 14, 2026
11:30 AM
CITY COUNCIL CHAMBER**

Council Member Will Lahnen, Chair
Council Member Rahman Johnson, **Excused**
School Board Member Charlotte Joyce
Council Appointed Citizen Member Shirley Dasher
School Board Appointed Citizen Member Dominic Cummings

In Attendance:

Jason Teal – Value Adjustment Board Clerk
Heather Pelegrin – Chief of the Value Adjustment Board
Johnathan Griffis – VAB Assistant II
Andrew Cable – VAB Assistant I
Aaron Thalwitzer – Value Adjustment Board Attorney
Jaime Crozier – Executive Council Assistant, Council Member Lahnen
Tiffany Pinkstaff – Counsel to the Property Appraiser
Keith Hicks – Chief Appraiser, Property Appraiser’s Office
Harry Guetherman – Commercial Division Chief, Property Appraiser’s Office
Sage Sullivan – Residential Division Chief, Property Appraiser’s Office
Laura Winter – Customer Service Division Chief, Property Appraiser’s Office

Meeting convened 11:30 AM

Chair Johnson convened the meeting, and the attendees introduced themselves for the record.

1. Approval of the meeting minutes from the 2025 VAB Monthly Meeting held on April 16, 2026. **Board Member Joyce made a motion to approve the minutes. The motion was seconded by Board Member Dasher. The Board Approved 4–0.**
2. Public Comments:
 - None received.
3. Deferral requests from Petitioners.
 - None received.
4. Deferral requests from the Property Appraiser’s Office:
 - None received.
5. Previously deferred recommended decisions. Chair Lahnen stated there were 38 previously deferred Ownwell recommended decisions on the attached list. Chair Lahnen called on Aaron Thalwitzer, VAB Attorney, to explain the deferrals. Mr. Thalwitzer explained the deferral requests were granted at the previous VAB meeting. The recommended decisions were sent back to the Special Magistrate to provide supporting evidence for why the Property Appraiser lost the presumption of correctness. The previously deferred petitions that are being voted on have been

amended with the supporting evidence. **Board Member Cummings made a motion to approve the 38 previously deferred Ownwell recommended decisions. The motion was seconded by Board Member Joyce. The Board Approved the motion 4-0.**

6. Consider the recommended decisions listed on the 6 page excel spreadsheet for the May 14, 2026, 2025 VAB Meeting. Chair Lahnen stated that there were 142 recommended decisions. Of the 142 recommended decisions, 140 were denied and 2 were granted. Chair Lahnen also shared that there was a total of 913 approved recommended decisions provided, to date, by the VAB. **Board Member Dasher made a motion to Approve all the recommended decisions on the excel spreadsheet. The motion was seconded by Board Member Cummings. The Board Approved 4-0.**
7. Adjourn 2025 VAB Year. Chair Lahnen announced and adjourned the end of the May 14, 2026, VAB Board meeting along with the 2025 VAB year.

Meeting was adjourned at 11:36 AM.

Andrew Cable – VAB Staff
acable@coj.net 904-255-5124