Board of Equalization and Review

Meeting Minutes

30 Valley Street Boardroom Asheville, NC 28801
Tuesday May 5th, 2026 @ 1:00pm

Attendants

Board members: Chair Randall Barnett, Vice Chair Dr. Glenda Weinert, Preston Edwards, Katerina Leeger, Phi Blake

Staff members: Assessor Eric Cregger, Attorney Suzanne Avett, Assistant Director Joseph Turner

Call to Order

Chair Randall Barnett called the meeting to order.

Roll Call

All members on the board introduced themselves.

Consent Agenda

- Meeting minutes from 4.7.2026 meeting
    - Chair Randall Barnett made a motion to approve 4.7.2026 meeting minutes. The motion passed unanimously.
- Late exemption applications for 2025
    - Preston Edwards made a motion to approve the late exemption applications. The motion passed unanimously.

New Business

- Close formal appeal period
    - Chair Randall Barnett motioned to close the formal appeal period. Vice Chair Dr. Glenda Weinert asked what time the appeal period closed. It was clarified that it would be the end of the day on 5.5.2026. The motion to close the appeal period then passed unanimously.
- NCDOR Training (Stand Ducan & Lindsay Smith) * See PowerPoint for detailed information*
    - Property tax appeal process
        - Review of who can file an appeal and other possible representatives.
    - Powers and duties of the Board of Equalization and Review (BOER)

        - Review of duties including hearing formal appeals and reminding the board that if they are hesitant about a decision they can rule no change and the appellant can take the appeal to the PTC.
    - Hearing preparation
        - Fee appraisals need to be effective before January 1, 2026, and comparable sales need to happen before January 1, 2026.
        - Asessor should be reviewing all complaints prior to BOER.
        - Phil Blake asked if someone brings in a fee appraisal and adjustments are not correct is that something that he should be bringing up during deliberations. Stan Duncan explained that yes he should be bringing this up.
        - Katerina Leeger asked if someone was bringing in a fee appraisal and purchase agreement after January 1st we can't consider the sales after January 1st. Stan shared that they can use information in the fee appraisal but cannot use the fee appraisal as the value or the comparable sales as they would be after January 1st 2026.
        - Types of evidence can include fee appraisals, interior photos, damage from Helene or other weather-related events.
        - Assessor Eric Cregger shared that the Assessment Office will be using comp grids and the appellant may also have comp grid.
    - Discovery and related statues
        - Lindsay Smith shared that the discovery would be property listed after listing period, unlisted property, or exemption or exclusion that did not qualify.
        - Are taxed for current year and five preceding years.
        - BOER may compromised, settle, or adjust discovery bills for any reason. NCDOR recommends BOER limit use of power or adopt written policies for uniform application.
        - Reviewed Immaterial Irregularity
- Appeal Update
    - Currently around 14,000. Expecting 15,000 appeals by the end of the day.
- Hearing Schedule

    - Assessor Eric Cregger asked about the preferred day of the week for BOER meetings. Monday and Thursday have the most availability with the space at 35 Woodfin St. Assessor Eric Cregger suggested that they start on the 22nd or 25th of June. The decision was made that the next meeting will be on June 22nd at 1:00 pm
- Vote on New Chair & Vice Chair
    - Katerina Leeger nominated Dr. Glenda Weirnert for Chair and Randall Barnett nominated Katerina Leegar for Vice Chair. Randall Barnett made a motion to approve the positions of Chair and Vice-chair. The motion passed unanimously.

Adjournment

Vice chair Katerina Leeger made a motion to adjourn the meeting. The motion passed unanimously.