Board of Equalization and Review

Meeting Minutes for June 22, 2026

The Buncombe County Board of Equalization and Review meeting on June 22, 2026, at 35 Woodfin Street, Asheville, NC 28801 at 1:00 pm

Board Members Present: Chair Dr. Glenda Weinert, Randall Barnett, Vice-Chair Katerina Leeger, Phil Blake, Preston Edwards

CALL TO ORDER

Chair Dr. Glenda Weinert welcomed everyone and called the meeting to order.

Roll Call

Dr. Glenda Weinert introduced everyone.

CONSENT AGENDA

Phil Blake motioned to approve the consent agenda (Meeting Minutes for the 5.5.2026 meeting). The motion passed unanimously.

HEARINGS

1. Bee Safe Sardis Rd LLC

Chair Dr. Glenda Weinert asked if Elizabeth Crandall was present. Joseph Turner then proceeded with the county presentation. Chair Dr. Glenda Weinert swore in Joesph Turner. He explained that the property was a 75% complete storage unit. He explained that it was interior climate controlled. He shared information related to the size and the percentage of completion. He shared it was looked at on January 15th, 2026. The County has value and Mr. Turner explained the property is currently on market adjusted cost. He explained the CAP rate and average price per square foot for sales comparison approach. Mr. Turner explained that the total value is at $70.77 per square foot. He explained that it is undervalued but there is a risk in buying an uncompleted property and therefore that seems like reasonable assessment of value. He explained what the property value would look like as a complete property. The Assessor Office recommendation is to keep the assessed value of $6,002,500.

Mr. Turner explained that the appellant provided recent additional information that the building was over assessed by 4,000 square feet and she said that the property was 73% completed. Mr. Turner explained the Board can take this information into evidence if they vote on it. Chair Dr. Glenda Weinert asked if she

provided any evidence about the 73% complete. Mr. Turner explained that she did not provide any evidence. Phil Blake asked how we come up with a 75 % completion of the building and Mr. Turner explained there is a checklist, but they usually do not go so specific to 73% completed. Preston Edward motioned to have the new evidence taken into the hearing. The motion passed unanimously.

Preston Edwards motion to subtract the 4,000 square footage from the current value and maintain the 75% completion. The motion passed unanimously.

2. Bee Safe Henderson Rd LLC

Chair Dr. Glenda Weinert reminded Joseph Turner he is still under oath. Joseph Turner explained that the current value is $5,144,200. He explained that in this situation there are errors on the county's part and they believe that the value needs to be increased. He explained that the building is currently under a Grade C self-storage. He shared that interior climate-controlled units are usually Grade B sometimes Grade A. Mr. Turner explained that the market area is currently at about a 6% CAP rate. He explained that the tax rate is put in the CAP Rate. He explained that instead of 6% market CAP rate they will see a 7% CAP rate for the assessor's office because of this. He explained that the current CAP rate for the property is 7.8% and too high and the price per square foot is too low. He shared that the property needs to be moved into a Grade B model.

Randall Barnett asked what the property owner thought of the potential changes. Mr. Turner explained that she wanted to drop the case after seeing his slides. Chair Dr. Glenda Weinert asked where the error occurred. Mr. Turner explained that the error was the Assessor's Office error. He explained with self-storage units there are 5 different models, and this property was placed in the wrong model. Chair Dr. Glenda Weinert shared that it feels punitive to increase the value when they were appealing to lower it. Mr. Turner explained that they are clear with taxpayers if you open the door and they find an error the value can go up or down. Phil Blake asked when the Assessor's Office pulls comps for Charlotte or Greenville, the office assumes it is the same market. Mr. Turner explained that the market area expands to include Charllotte, Greenville, and even Knoxville. Chair Dr. Glenda Weinert asked are they were able to graduate the value change over a two-year period. Mr. Turner explained that isn't something the Assessor's Office would typically entertain because the information they would be billing would be incorrect. Chair Dr. Glenda Weinert shared that she is trying to find some way to find fairness in this situation for the taxpayer.

Assessor Eric Cregger shared that they have to lean on General Statute. He shared that it must be assessed at market value on January 1st 2026. He shared that they have to think about the other properties they have correctly assessed, and this one is not assessed correctly. Joseph explained the appellant will have the opportunity to appeal to the Property Tax Commission if she disagrees with the value. The Assessment Office recommendation is to move the value to $6,513,800. Preston Edwards made a motion to approve the county recommendation. The motion passed unanimously.

3. Lakota Denton (Business Personal Property)

Chair Dr. Glenda Weinert swore in Business Personal Property Appraisal Supervisor Raina Dyer. Ms. Dyer explained the appellant says that the value is incorrect. She explained the General Statutes related to this business personal property taxation. Ms. Dyer explained that the county appraiser applies the DOR trend schedules to his listing form that the appellant supplies to get the value. Ms. Dyer explained that he had stated that he believed his property was exempt citing GS 105-274 which is for companies that are recognized as exempt. Ms. Dyer shared that the appellant has not provided any information that his property should be considered exempt. Randall Barnett asked at what an example of an exempt property was. Ms. Dyer explained a property such as Advent Hospital or a 501(c)(3). Phil asked what type of business Mr. Denton's business is. Ms. Dyer explained he is an attorney. Chair Dr. Glenda Weinert made a motion to affirm the county's assessment and Phil Blake seconded the motion. The motion passed unanimously.

NEW BUSINESS

1. Senate Bill 889

Assessor Eric Cregger explained that SB 889 would delay reappraisal for one year and Buncombe County is a part of that bill. He explained that the values do not change but the appeals that have been filed are still valid.

He explained that SB 474 could exempt Buncombe County from that moratorium, and he should know more about that this week. He explained he would provide an update via email as soon as there is more information

ADJOURN

Phil Blake motioned to adjourn the meeting. The motion passed unanimously.