

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

June 11, 2019

APPROVED

Members Present: Mary P. Dooley – Chair
Jose Penaranda – Secretary
Barnes Lawson
Mary Hogan
Veronica Nunn
Mark Yates Sr
Greg Hoffman

Staff Present: Erwving Bailey, Commercial Supervisor of Real Estate Assessments
Chris Chikes, Commercial Appraiser
Robert Peralta, Commercial Appraiser
Laurie Roskind, Commercial Appraiser

I. Call to Order

The meeting was called to order at 9:00 a.m., by Chairman Mary Dooley, in Azalea Room 103 of the Arlington County Administrative Offices, 2100 Clarendon Boulevard, Arlington, Virginia 22201.

II. Case Hearings

In the interest of protecting confidential information in the commercial hearings, the appellant presentations and Q&A were closed, while the Board's decision remained open.

CASE 19-248 *Arlington Hospitality Group*

1480 Crystal Dr
RPC: 34-024-341

Ilene Boorman represented the owner and presented the case to the Board.

Chris Chikes, Arlington County appraiser and Erwving Bailey, Arlington County commercial supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board reduce the property's assessed value to \$47,130,800.

Decision and Rationale: Mary Dooley moved to accept the county's recommendation and reduce the assessment to \$47,130,800. Mark Yates seconded. The motion passed unanimously, 7-0, to reduce the assessment to the recommended \$47,130,800. The rationale was the county's recommendation of their revised assessment of \$48,373,300 and the further reduction for cost of personal property.

CASE 19-249 *Crystal City Hospitality Corporation*

2646 Richmond Hwy
RPC: 36-042-002

Ilene Boorman represented the owner and presented the case to the Board.

Chris Chikes, Arlington County appraiser and Ervving Bailey, Arlington County commercial supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board reduce the property's assessed value to \$32,739,900.

Decision and Rationale: Jose Penaranda moved to reduce the assessment to \$31,667,100. Mary Hogan seconded. The motion passed unanimously, 7-0, to reduce the assessed value to \$31,667,100. The rationale was taking the Department of Real Estate Assessment's revised value and increasing expenses to 71%.

CASE 19-126 *McCaffery/Bergmann's Owner, LLC*

1947 N Uhle St & 1919 N Veitch St
EU: 1500502A
RPC: 15-005-010 & 15-003-009

Ilene Boorman represented the owner and presented the case to the Board.

Chris Chikes, Arlington County appraiser and Ervving Bailey, Arlington County commercial supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the county's assessment of \$82,811,300.

Decision and Rationale: Mary Dooley moved to confirm the county's assessed value of \$82,811,300. Mary Hogan seconded. The motion passed unanimously, 7-0, to confirm the county's assessment. The rationale was a lack of compelling evidence to make a change.

CASE 19-181 *HEI South Orme Street LLC*

S Orme St, S Ode St, Columbia Pike, & 900 S Orme St
EU: 2501104H
RPC: 25-024-053, 25-025-030, 25-025-071, & 25-024-056

Grant Steinhauser represented the owner and presented the case to the Board.

Chris Chikes, Arlington County appraiser and Ervving Bailey, Arlington County commercial supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board reduce the property's assessed value to \$73,022,900.

Decision and Rationale: Jose Penaranda moved to accept the county's recommendation and reduce the assessment to \$73,022,900. Mary Hogan seconded. The motion passed unanimously, 7-0, to reduce the assessment to the recommended \$73,022,900. The rationale was taking the county's recommended revision.

CASE 19-157 *AREP Market Square Owner LLC*

3600 S Glebe Rd Comm 1W, 3600 S Glebe Rd PKINVC, 3650 S Glebe Rd Comm 3, 3650 S Glebe Rd Comm 4, 3650 S Glebe Rd Comm 5, & 3600 S Glebe Rd Comm2W
EU: 3406716G
RPC: 34-027-073, 34-027-320, 34-027-322, 34-027-323, 34-027-324, & 34-027-074

Stephen Bishop represented the owner and presented the case to the Board.

Laurie Roskind, Arlington County appraiser and Ervving Bailey, Arlington County commercial supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board reduce the property's assessed value to \$29,743,600.

Decision and Rationale: Mary Dooley moved to accept the county's recommendation and reduce the assessment to \$29,743,600. Veronica Nunn seconded. The motion passed unanimously to reduce the assessment to the recommended \$29,743,600. The rationale was taking the county's recommended revision.

4601 Fairfax Dr
RPC: 14-013-022

Grant Steinhauser represented the owner and presented the case to the Board.

Robert Peralta, Arlington County appraiser and Erwing Bailey, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the county's assessment of \$74,690,900.

Decision and Rationale: Greg Hoffman moved to reduce the assessment to \$69,024,100. Barnes Lawson seconded. The motion passed unanimously, 7-0, to reduce the assessed value to \$69,024,100. The rationale was based on adjusting the net leaseable area and increasing the expenses to \$9.75 per square foot.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 11:55 a.m. until June 12, 2019

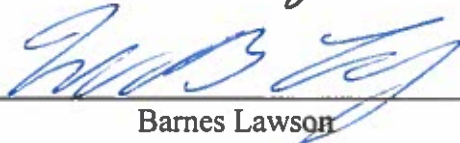
Minutes by: Nate Kresh



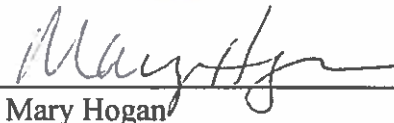
Mary P. Dooley



Mark A. Yates Sr.



Barnes Lawson



Mary Hogan



Greg Hoffman



Veronica Nunn



Jose Penaranda