

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

June 4, 2019

**APPROVED**

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

**Members Absent:** Greg Hoffman

**Staff Present:** Deidra Kelly, Residential Supervisor of Real Estate Assessments  
Derek Dubbe, Residential Supervisor of Real Estate Assessments  
Patrick Monroe, Residential Appraiser  
Eddie Yelice, Residential Appraiser  
Nicole Churchill, Residential Appraiser  
Aneta Shuttlesworth, Residential Appraiser  
Jorge Carvajal, Residential 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**

**CASE 19-10            *Emily Atkinson & Harris Rubin***

5901 23<sup>rd</sup> St N

RPC: 10-005-015

Mary Hogan did not hear this case.

Emily Atkinson was in attendance and presented the case to the Board.

Aneta Shuttlesworth, Arlington County appraiser and Derek Dubbe, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$758,600 to \$746,200, the county recommended that the Board confirm the assessment of \$746,200.

**Decision and Rationale:** Veronica Nunn moved to confirm the county's assessed value of \$746,200. Jose Penaranda seconded. The motion passed, 4-1, to confirm the county's assessment. Barnes Lawson was the lone dissenting vote. The rationale was a lack of compelling evidence to make a further change to the assessment.

**CASE 19-240            *Michael G & Carol A Staples***

1904 N Underwood St

RPC: 11-017-008

Mark Yates abstained from this case.

Michael and Carol Staples were in attendance and presented the case to the Board.

Eddie Yelice, Arlington County appraiser and Derek Dubbe, 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 assessed value of \$1,505,100.

**Decision and Rationale:** Jose Penaranda moved to confirm the county's assessed value of \$1,505,100. Mary Hogan seconded. The motion passed, 4-1, to confirm the county's assessment. Mary Dooley was the lone dissenting vote. The rationale was a lack of compelling evidence to make a change.

**CASE 19-209      *Arland LLC Christopher J Dellana***

1011 Arlington Blvd #1112  
RPC: 17-041-393

Christopher Dellana was in attendance and presented the case to the Board.

Jorge Carvajal, Arlington County appraiser and Deidra Kelly, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments, presented the case for the County. Based on a review of the assessment, the county recommended that the Board confirm the assessed value of \$364,200.

**Decision and Rationale:** Mark Yates moved to reduce the assessed value to \$280,000. Mary Hogan seconded. The motion passed, 5-1, to reduce the assessment. Veronica Nunn was the lone dissenting vote. The rationale was based on using the \$250,000 sales price of other units, with an upwards adjustment of \$34,000 for the view adjustment and a downwards adjustment based on the unit being a one bedroom and smaller than the other comparable properties provided.

**CASE 19-218      *Bell H Randall***

306 N Barton St  
RPC: 18-057-020

Randall Bell was in attendance and presented the case to the Board.

Patrick Monroe, Arlington County appraiser and Derek Dubbe, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments, presented the case for the county. Based on a review of the 2019 assessment, the county recommended the Board confirm the county's assessment of \$1,138,400.

**Decision and Rationale:** Mary Dooley moved to confirm the county's assessed value of \$1,138,400. Jose Penaranda seconded. The motion passed, 5-1, to confirm the county's assessment. Barnes Lawson was the lone dissenting vote. The rationale was a lack of compelling evidence to make a change.

**CASE 19-21      *Huetinck Derek J & Huetinck Amanda K***

2408 16<sup>th</sup> St N  
RPC: 15-060-014

No appellant was in attendance and no appellant presentation was given.

Patrick Monroe, Arlington County appraiser and Derek Dubbe, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments, presented the case for the county. Based on a review of the 2019 assessment, the county recommended the Board confirm the county's assessment of \$1,959,300.

**Decision and Rationale:** Mary Dooley moved to confirm the county's assessed value of \$1,959,300. Mary Hogan seconded. The motion passed unanimously, 6-0, to confirm the county's assessment. The rationale was a lack of compelling evidence to make a change.

**CASE 19-216 Christian R Tietzsch Tr**

2211 12<sup>th</sup> Ct N  
RPC: 18-003-547

No appellant was in attendance and no appellant presentation was given.

Patrick Monroe, Arlington County appraiser and Derek Dubbe, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments, presented the case for the county. Based on a review of the 2019 assessment, the county recommended the Board confirm the county's assessment of \$1,101,900.

**Decision and Rationale:** Jose Penaranda moved to confirm the county's assessed value of \$1,101,900. Veronica Nunn seconded. The motion passed unanimously, 6-0, to confirm the county's assessment. The rationale was a lack of compelling evidence to make a change.

**CASE 19-21 Kerri S Kuhlmann**

2804 S Ives St  
RPC: 37-021-303

The appellant was not in attendance, and due to an accommodation, Board members read the appellant's opening remarks before the county's time commenced.

Nicole Churchill, Arlington County appraiser and Derek Dubbe, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments, presented the case for the county. Based on a review of the 2019 assessment, the county recommended the Board confirm the county's assessment of \$633,200.

**Decision and Rationale:** Mary Dooley moved to confirm the county's assessed value of \$633,200. Mary Hogan seconded. The motion passed unanimously, 6-0, to confirm the county's assessment. The rationale was a lack of compelling evidence to make a change.

**III. Other Business**

**IV. Minutes**

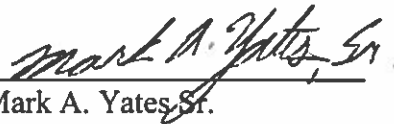
**V. Recess Meeting**

There being no further business the meeting was recessed at 11:30 a.m. until June 11, 2019

Minutes by: Nate Kresh



Mary P. Dooley



Mark A. Yates, Sr.



Barnes Lawson



Mary Hogan

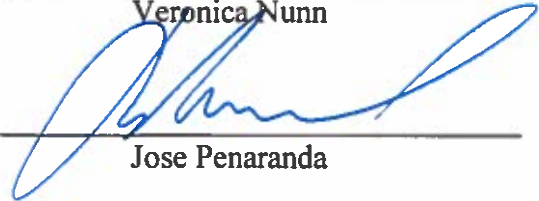
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Greg Hoffman



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Veronica Nunn



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Jose Penaranda