

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

June 12, 2019
APPROVED

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

Members Absent: Greg Hoffman
Mary Hogan

Staff Present: Erwving Bailey, Commercial Supervisor of Real Estate Assessments
Chris Chikes, Commercial Appraiser
Robert Peralta, 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 19-235 *Rp Mrp Courthouse LLC*

1310 N Courthouse Rd
RPC: 18-003-108

Blake Warren represented the owner and presented the case to the Board.

Robert Peralta, 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 \$140,880,900.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$140,880,900. Barnes Lawson seconded. The motion passed unanimously, 5-0, to confirm the county's assessed value of \$140,880,900. The rationale was a lack of compelling evidence to make a change.

CASE 19-115 *Arlington Apartments L/CAL, LLC*

Army Navy Dr, Army Navy Dr, 400 Army Navy Rd, Army Navy Dr, & S Eads St
EU: 3500204A
RPC: 35-002-004, 35-002-005, 35-002-006, 35-002-007, & 35-002-003

Blake Warren 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 \$213,493,300.

Decision and Rationale: Mark Yates moved to reduce the assessed value to \$196,451,000. Barnes Lawson seconded. The motion passed, 3-2, to reduce the assessment to \$196,451,000. Jose Penaranda and Veronica Nunn were the dissenting votes. The rationale was to adjust for two years of leaseup.

CASE 19-225 *Camden USA, Inc.*

3535 S Ball St
RPC: 34-027-063

Jeremy Chitlik 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 \$124,268,500.

Decision and Rationale: Veronica Nunn moved to confirm the county's assessment of \$124,268,500. Mary Dooley seconded. The motion passed unanimously, 5-0, to confirm the county's assessed value of \$124,268,500. The rationale was a lack of compelling evidence to make a change.

CASE 19-68 *EQR-Vistas Courthouse A, LLC & EQR-Vistas Courthouse B, LLC, Et. Al.*

2200 12th Ct N
RPC: 18-003-533

Jeremy Chitlik 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 \$105,244,200.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$105,244,200. Barnes Lawson seconded. The motion passed, 3-2, to confirm the county's assessed value of \$105,244,200. Mary Dooley and Veronica Nunn were the dissenting votes. The rationale was a lack of compelling evidence to make a change.

CASE 19-67 *Smith Property Holdings*

1505 Crystal Dr, 1501 Crystal Dr, & 1800 S Bell St
EU: 3400203A
RPC: 34-020-237, 34-020-238, & 34-026-033

Jeremy Chitlik 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 \$146,007,000.

Decision and Rationale: Mary Dooley moved to confirm the county's assessed value of \$146,007,000. Barnes Lawson seconded. The motion passed, 4-1, to confirm the county's assessment of \$146,007,000. Veronica Nunn was the lone dissenting vote. The rationale was a lack of compelling evidence to make a change.

CASE 19-16 *Park Ridge 1, LLC*

1543 28th St S, 1501 28th St S, & 1601 26th St S

EU: 3800103A

RPC: 38-001-014, 38-001-038, & 38-002-004

Jeremy Chitlik represented the owner and presented the case to the Board.

Chris Chikes, Arlington County appraiser and Ervving 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 \$99,303,400.

Decision and Rationale: Barnes Lawson moved to reduce the assessment to \$97,751,800. Jose Penaranda seconded. The motion passed unanimously, 5-0, to reduce the assessed value to \$97,751,800. The rationale was based upon the application of a 6.4% cap rate to the property in order to equalize it with The Park at Arlington Ridge 2, which receives the 6.4% cap rate.

III. Other Business

The Board opted to cancel their hearing on June 25 due to issues scheduling cases for that date.

IV. Minutes

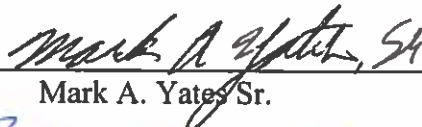
V. Recess Meeting

There being no further business the meeting was recessed at **11:55 a.m.** until June 19, 2019

Minutes by: Nate Kresh



Mary P. Dooley



Mark A. Yates Sr.



Barnes Lawson

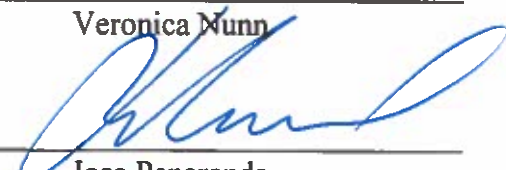
Mary Hogan

NOT PRESENT

Greg Hoffman



Veronica Nunn



Jose Penaranda