

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

August 14, 2019  
**APPROVED**

**Members Present:** Mary P. Dooley – Chair  
José Peñaranda - Secretary  
Greg Hoffman  
Mary Hogan  
Mark Yates Sr  
Barnes Lawson  
Veronica Nunn

**Staff Present:** Erwving Bailey, Commercial appraiser supervisor

**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 19-258**      *Airport Plaza Office, Building L P*  
2711 Jefferson Davis Hwy  
RPC: 34-027-016

Sean Radin represented the owner and presented the case before the Board.

Erwving 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 2019 assessment of \$22,647,300.

**Decision and Rationale:** Sean Radin, represented the owner and requested this case to be moved and seen in conjunction with RPC: 34-027-005/Airport Plaza Office, Building LP II. The Board unanimously, 7-0 and agreed to move this case to August 20<sup>th</sup>, 2019 at 9:00 a.m.

**CASE 19-266**      *Guardian Quincy LLC, c/o Guardian Life Insurance Co*  
801 N Quincy St  
RPC: 14-043-028

Jay Adams and Sean Radin represented the owner and presented the case before the Board.

Erwving 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 2019 assessment of \$40,880,300.

**Decision and Rationale:** Veronica Nunn moved to confirm the County's reduced assessment to \$38,243,300. José Peñaranda seconded. The motion passed unanimously, 7-0, to reduce the assessed value to \$38,243,300. The rationale was based on the County's revised decrease.

**CASE 19-260      10<sup>th</sup> Street Flats, LLC**

3110 10<sup>th</sup> St N  
RPC: 19-007-040

Jay Adams and Sean Radin represented the owner and presented the case to the Board.

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 2019 assessment to \$70,947,100.

**Decision and Rationale:** Barnes Lawson moved accept appellant's agreement to with draw the presented case. J José Peñaranda seconded. Motion passes unanimously 7-0. The appellant has 10 days to submit agreement.

**CASE 19-259      SHF Zoso LLC**

1025 N Fillmore St  
RPC: 18-024-020

Sean Radin represented the owner and presented the case to the Board.

Erwving 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 2019 assessment of \$70,027,700.

**Decision and Rationale:** José Peñaranda moved to reduce the assessment to \$69,625,200. Barnes Lawson seconded. The motion passed 6-1, to reduce the assessed value to \$69,625,200. Veronica Nunn was the dissenting vote.

**CASE 19-4      15 Trenton LLC**

15 N Trenton St  
**EU 2002803A**  
RPC: 20-028-002, 20-028-003 & 20-028-004

No agent and no appellant were present before the Board.

Barnes Lawson removed himself from this BOE hearing alleging conflict of interest.

Erwving 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 2019 assessment of \$8,043,000.

**Decision and Rationale:** Gregg Hoffman moves to confirm the county's assessment of \$8,043,000. Mary Hogan seconded. The motion passes unanimously, 6-0 to confirm the assessed value of \$8,043,000. The rationale was a lack of compelling evidence to make a change.

**CASE 19-5 CDI Restoration Limited Partnership, c/o Wesley Housing Development Corp**

4435 N Pershing Dr

RPC: 20-024-238

No agent and no appellant were present before the Board.

Barnes Lawson removed himself from this BOE hearing alleging conflict of interest.

Erwving 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 2019 assessment of \$15,972,300.

**Decision and Rationale:** Greg Hoffman moved to reduce the county's assessment to \$11,180,600. Mary Dooley seconded. The motion passed unanimously, 6-0 to confirm the assessed value of \$11,180,600. The rationale was based increased expenses to reflect 65%.

**III. Other Business**

**IV. Minutes**

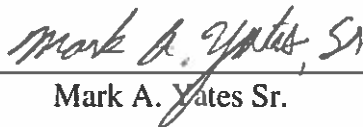
**V. Recess Meeting**

There being no further business the meeting was recessed at **10:25 a.m.** until August 20<sup>th</sup>, 2019

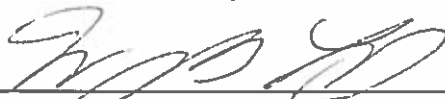
Minutes by: Rosa I. Torres



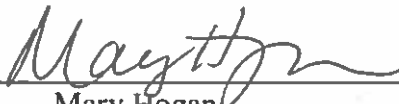
Mary P. Dooley



Mark A. Yates Sr.



Barnes Lawson



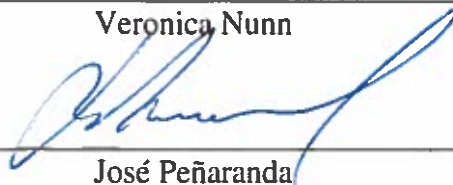
Mary Hogan



Greg Hoffman



Veronica Nunn



José Peñaranda