

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

August 21, 2019
APPROVED

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

Staff Present: Ervving Bailey, Commercial appraiser supervisor
Christopher 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 19-80 *Third Courthouse Plaza – Lessee, C/O EQR R.E. Tax Department*
2250 Clarendon Blvd (Assorted)
EU1802402A
RPC: 18-005-040, 18-004-066 & 18-004-071

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

Christopher 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 2019 assessment of \$168,878,800.

Decision and Rationale: Mary Dooley moved to reduce the assessment to \$164,038,600. José Peñaranda seconded. The motion passes 7-0, unanimously to reduce the assessment. The rationale was based on before tax exemption, changing the apartment expenses to 26% leaving commercial expenses as is.

CASE 19-90 **Virginia Square Office Corp., C/O Lasalle Investment Mgmt.**

3811 Fairfax Dr
RPC: 14-030-055

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

Robert Peralta, 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 2019 assessment of \$69,948,300.

Decision and Rationale: Barnes Lawson moved to reduce assessment to \$66,790,900. Gregg Hoffman seconded. The motion passes unanimously 7-0, to reduce the assessment to \$66,790,900. The rationale was based upon adjusting appellants' NOI and cap rate to 6.75%.

CASE 19-64 **Tishman Speyer Archstone**

911 S Scott St (Assorted)
EU2500712A
RPC: 25-021-031, 032, 033, 034, 035, 037, 038, 039, 040, 044, 045 & 051

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

Christopher 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 2019 assessment to \$78,765,100.

Decision and Rationale: Greg Hoffman moved to reduce the assessment to \$76,034,900. Barnes Lawson seconded. The motion passes 5-2 to reduce the assessment to \$76,034,900. José Peñaranda and Mary Hogan were the dissenting votes. The rationale was based on the 2018 operating expenses applied to the 2019 proforma column on the summary sheet.

CASE 19-208 **T-C Palatine LLC**

1301 N Troy St
RPC: 17-013-006

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

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 2019 assessment of \$119,076,100.

Decision and Rationale: Greg Hoffman moved to reduce the assessment to \$116,202,500. Mary Hogan seconded. The motion passed unanimously 7-0, to reduce the assessed value to \$116,202,500. The rationale was based on proforma column G from from the appellant.

CASE 19-79 EQR-Liberty Tower LLC

818 N Quincy St
RPC: 14-044-261

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

Christopher Chikes, Arlington County appraiser and 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 \$110,009,900.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$110,009,900. Mary Hogan seconded. The motion passed 5-2 to confirm the county's assessed value. Barnes Lawson and Mark Yates were the dissenting votes. The rationale was based on the lack of compelling evidence to make a change.

CASE 19-69 Del/Virginia Square LLC, C/O EQR R.E. Tax Department

901 N Nelson St
RPC: 14-038-008

Jeremy Chitlik 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 \$101,957,800.

Decision and Rationale: Mark Yates moved to confirm the county's assessment of \$101,957,800. Veronica Nunn seconded. The motion passes unanimously 7-0 to confirm the county's assessed value to \$101,957,800. The rationale was based on the 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 **10:48 a.m.** until August 27th, 2019

Minutes by: Rosa I. Torres



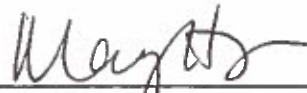
Mary P. Dooley



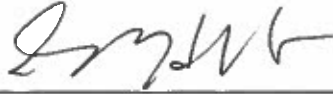
Mark A. Yates Sr.



Barnes Lawson



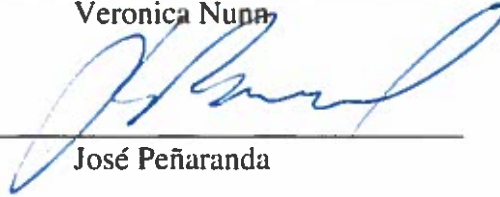
Mary Hogan



Greg Hoffman



Veronica Nuna



José Peñaranda