

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

August 28, 2019

APPROVED

Members Present: José Peñaranda - Secretary (Acting as Chair for Mary Dooley)
Greg Hoffman
Mary Hogan
Mark Yates Sr
Barnes Lawson
Veronica Nunn

Absent Member: Mary P. Dooley – Chair

Staff Present: Erwving Bailey, Commercial appraiser supervisor
Christopher Chikes, Commercial appraiser
Laurie Roskind, Commercial appraiser

I. Call to Order

The meeting was called to order at 9:00 a.m., by Secretary, José Peñaranda in substitution of Chair, 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 19-264 **9th Road Residences, LLC**
3119 9th Rd N
RPC: 19-007-038

Sean Radin 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 \$12,222,400.

Decision and Rationale: Barnes Lawson moved to confirm the county's assessment of \$12,222,400. Greg Hoffman seconded. The motion passed unanimously, 5-0 to confirm assessed value of \$12,222,400. The rationale was based on lack of compelling evidence to make a change.

CASE 19-62 *Towers Associates II, LLC*

1600 Eads St
EU3501402A
RPC: 35-011-010 & 011

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

Christopher Chikes, 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 \$342,386,000.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$337,870,000. Mary Hogan seconded. The motion passed 6-0, unanimously to reduce the assessed value to \$337,870,000. The rationale was based on residential change of operating expenses to 6%.

CASE 19-74 *Sheffield Apartments LLC, C/O EQR-Tax Department*

701 N Wayne St
RPC: 18-038-021

Jeremy Chitlik 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 \$144,531,200.

Decision and Rationale: Greg Hoffman moved to reduce the assessment to \$138,900,100. Barnes Lawson seconded. The motion passed 4-2, to reduce the assessed value to \$138,900,100. José Peñaranda and Veronica Nunn were the dissenting votes. The rationale was based on 26% of operating expenses.

CASE 19-241 *Fashion Centre Mall, LLC*

850 Army Navy Dr
RPC: 35-005-029

Michael Coughlin, Aaron Carter and Thomas Colucci represented the owner and presented the case to the Board.

Laurie Roskind, 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 \$78,499,500.

Decision and Rationale: Veronica Nunn moved to confirm the county's assessment of \$78,499,500. José Peñaranda seconded. The motion passes 6-0, unanimously to confirm the assessed value of \$78,499,500. The rationale was based on lack of compelling evidence to make a change.

CASE 19-243 Washington Office Tower, LLC

1200 S Hayes St
RPC: 35-005-027

Michael Coughlin, Aaron Carter and Thomas Colucci 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 \$75,725,400.

Decision and Rationale: José Peñaranda moved to confirm the county's assessment of \$75,725,400. Mary Hogan seconded. The motion passed 5-1, to confirm the assessed value of \$75,725,400. Greg Hoffman was the dissenting vote. The rationale was based on the lack of compelling evidence to make a change.

CASE 19-278 Fashion Centre Mall, LLC

1100 S Hayes St
RPC: 35-005-025

Michael Coughlin, Aaron Carter and Thomas Colucci represented the owner and presented the case before the Board.

Laurie Roskind, 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 \$640,795,300.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$617,909,700. Mary Hogan seconded. The motion passed 5-1, to reduce the assessed value to \$617,909,700. Greg Hoffman was the dissenting vote. The rationale was based on using the revised assessment and increasing the cap rate to 7%.

III. Other Business

IV. Minutes

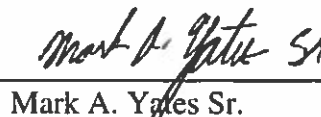
V. Recess Meeting

There being no further business the meeting was recessed at 10:48 a.m. until September 10th, 2019

Minutes by: Rosa I. Torres



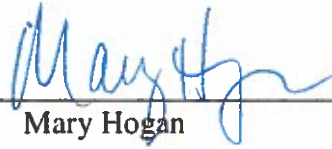
Mary P. Dooley



Mark A. Yates Sr.



Barnes Lawson



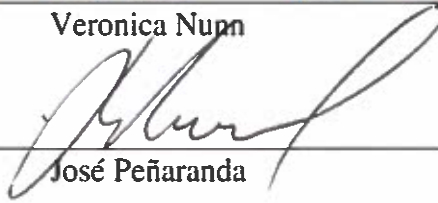
Mary Hogan



Greg Hoffman



Veronica Nunn



José Peñaranda