

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

July 17, 2019  
**APPROVED**

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

**Members Absent:** Barnes Lawson

**Staff Present:** Erwving Bailey, Commercial appraiser supervisor  
Robert Peralta, commercial appraiser  
Chris Chikes, commercial appraiser  
Patrick Monroe, residential appraiser  
Laurie Roskind, residential appraiser  
Derek Dubbe, residential 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 19-262      *Jon McAvoy & Catherine McAvoy***

1605 N Edgewood St  
RPC: 15-051-009

Jay Adams represented the owner and presented the case before 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. After a review of the assessment, the county recommended that the Board confirm the 2019 assessment of \$2,215,300.

**Decision and Rationale:**

**CASE 19-228      *MEPT Courthouse Tower LLC Altus Group***

1515 N Courthouse Rd  
RPC: 17-012-021

Scott Butler represented the owner and presented the case to the Board.

Rob 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

Rob 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 \$107,301,400.

**Decision and Rationale:** Jose Penaranda moved to reduce the assessment to \$105,476,000. Greg Hoffman seconded. The motion passed unanimously, 6-0, to reduce the assessed value to \$105,476,000. The rationale was based on increasing the expenses to \$11 on the test column.

**CASE 19-276**      *Lee Investment Properties LLC*

1523 Fairfax Dr  
RPC: 17-003-003

Shane Smith 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 2019 assessment to \$2,310,000.

**Decision and Rationale:** Greg Hoffman moved to reduce the assessment to \$1,492,800. Mark Yates seconded. The motion passed, 5-1, to reduce the assessed value to \$1,492,800. Jose Penaranda was the lone dissenting vote. The rationale was based on using the income approach provided in the county's test column.

**CASE 19-277**      *Grant Investment Properties LLC*

1501 Arlington Blvd & N Oak St  
RPC: 17-003-004, 17-003-0046, 17-003-47, 17-003-048 & 17-003-297

Shane Smith 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 resulted in a revision of the original assessment from \$27,818,700 to \$22,415,600, the county recommended that the Board reduce the assessment to \$22,415,600.

**Decision and Rationale:** Greg Hoffman moved to reduce the assessment to \$21,121,400. Veronica Nunn seconded. The motion passed, 4-2, to reduce the assessed value to \$21,121,400. Jose Penaranda and Mary Hogan were the dissenting votes. The rationale was based on taking the county's revised Column F, applying an 8.75% cap rate, and deducting the county's personal property deduction.

**CASE 19-281**      *Sterling Capital Investment LLC*

820 N Pollard St Com3  
RPC: 17-043-297

No appellant or representation was present before the Board.

Laurie Roskind, 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 resulted in a revision of the original assessment from \$1,244,300 to \$916,900, the county recommended that the Board reduce the assessment to \$916,900.

**Decision and Rationale:** Jose Penaranda moved to reduce the assessment to \$916,900. Greg Hoffman seconded. The motion passed unanimously, 6-0, to reduce the assessed value to \$916,900. The rationale was based on taking the county's recommended reduction, and a lack of compelling evidence to make a further change.

**III. Other Business**

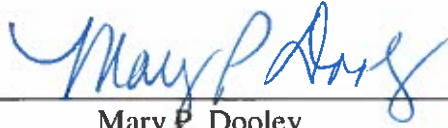
Due to a lack of cases to schedule for July 23, the hearing on that date was canceled by the Board.

**IV. Minutes**

**V. Recess Meeting**

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

Minutes by: Nate Kresh/Rosa I. Torres

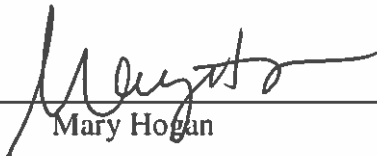


Mary P. Dooley



Mark A. Yates Sr.

Barnes Lawson



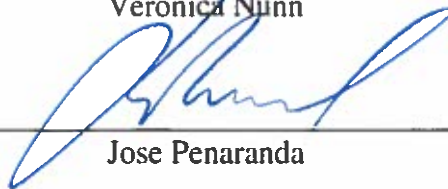
Mary Hogan



Greg Hoffman



Veronica Nunn



Jose Penaranda