

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 3, 2019
APPROVED

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

Members Absent: Greg Hoffman
Veronica Nunn

Staff Present: Erwving Bailey, Commercial appraiser supervisor
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 19-184 *Bsrep II Arlington Square LLC, C/O Brookfield Property Group*
4401 Fairfax Dr
RPC: 14-017-016

Ilene Boorman 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 confirm the 2019 assessment of \$32,963,500.

Decision and Rationale: Jose Penaranda moved to reduce the assessment to \$29,226,200. Mary Hogan seconded. The motion passed unanimously, 5-0, to reduce the assessed value to \$29,226,200. The rationale was based on increasing the vacancy to 30% and adjusting the concessions to \$40 per square foot.

CASE 19-224 *Cfo Av 4040 Trustee LLC Tr, C/O The Penzance Properties*
4040 Fairfax Dr
RPC: 14-045-002

Ilene Boorman 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 confirm the 2019 assessment of \$54,264,900.

Decision and Rationale: Mary Dooley moved to reduce the assessment to \$50,906,900. Barnes Lawson seconded. The motion passed unanimously, 5-0, to reduce the assessed value to \$50,906,900. The rationale was taking the original assessment and adjusting below the line to a square footage of 79,421.

CASE 19-188 *Tmg International Place LLC, C/O The Meridian Group*

1735 N Lynn St
RPC: 16-039-018

Ilene Boorman requested to withdraw this appeal.

Robert Peralta, Arlington County appraiser and Erwving Bailey, Arlington County commercial supervisor appraiser with the Department of Real Estate Assessments, had no objection to the case being withdrawn.

Decision and Rationale: Mary Dooley moved to accept the withdrawal. Jose Penaranda seconded. The motion passed, 5-0, to accept the withdrawal.

CASE 19-268 *Rosslyn Hotel Associates LLC*

N Oak St, N Oak St, & 1651 N Oak St
EU 1702503H
RPC: 17-003-023, 17-003-024, & 17-003-025

Jay Adams and Maryam Minick 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 confirm the 2019 assessment of \$60,598,000.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$60,598,000. Mary Hogan seconded. The motion passed, 5-0, to confirm the assessed value of \$60,598,000. The rationale was a lack of compelling evidence to make a change.

CASE 19-271 *Arlington Hotel Associates, LLC & The Donahoe Companies, INC*

1401 N Adams St
EU 1803702H
RPC: 18-005-042 & 18-005-053

Jose Penaranda did not hear this case.

Jay Adams and Maryam Minick 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 confirm the 2019 assessment of \$61,897,600.

Decision and Rationale: Mark Yates moved to confirm the county's assessment of \$61,897,600. Mary Hogan seconded. The motion passed, 4-0, to confirm the assessed value of \$61,897,600. The rationale was a lack of compelling evidence to make a change.

CASE 19-256 *Quincy Street Hotel Associates, LLC & The Donahoe Companies, INC*

650 N Quincy St
RPC: 14-060-078

Jose Penaranda did not hear this case.

Jay Adams and Maryam Minick represented the owner and presented the case to the Board.

Erwing 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 of \$61,724,800.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$61,724,800. Barnes Lawson seconded. The motion passed, 4-0, to confirm the assessed value of \$61,724,800. The rationale was a lack of compelling evidence to make a change.

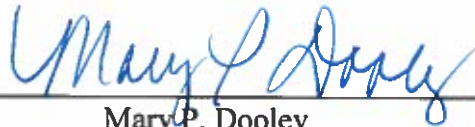
III. Other Business

IV. Minutes

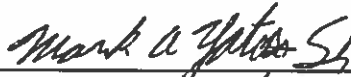
V. Recess Meeting

There being no further business the meeting was recessed at 11:10 a.m. until July 9, 2019

Minutes by: Nate Kresh



Mary P. Dooley



Mark A. Yates Sr.

Barnes Lawson



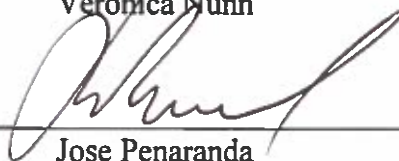
Mary Hogan

not present

Greg Hoffman

not present

Veronica Nunn



Jose Penaranda