

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 31, 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
Laurie Roskind, residential 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 19-127 *Ornstein Ervin W & Maxwell Hursten T Etal %Grady Mgmt*

4400 Lee Hwy
RPC: 07-011-011

Ilene Boorman represented the owner and presented the case before 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 \$15,058,700.

Decision and Rationale: Due to an error on the county's behalf, County accepts revised 2018 assessment and the 2018 IV submissions. Greg Hoffman moves to accept county's reduced assessment value to \$13,919,400. Veronica Nunn seconded. The motion passed unanimously 6-0 to confirm the county's assessed value of \$13,919,400.

CASE 19-25 *2900 Clarendon Commercial LLC*

1220 N Fillmore St 110
RPC: 18-014-328

Thomas Colucci represented the owner and presented the case to 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 \$3,681,100 to \$2,712,400, the county recommended that the Board reduce the assessment to \$2,712,400.

Decision and Rationale: José Peñaranda moved to reduce county's original assessment to \$2,603,900. Veronica Nunn seconded. The motion passed 4-2. Mark Yates and Mary Dooley were the dissenting votes.

CASE 19-24 2900 Clarendon Commercial LLC

1220 N Fillmore St 200
RPC: 18-014-331

Thomas Colucci represented the owner and presented the case to 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 \$10,625,400 to \$7,829,300, the county recommended that the Board reduce the assessment to \$7,829,300.

Decision and Rationale: José Peñaranda moved to reduce county's original assessment to \$7,516,100. Mary Hogan seconded. The motion passes 4-2. Mark Yates and Mary Dooley were the dissenting votes.

CASE 19-26 2900 Clarendon Commercial LLC

1220 N Fillmore St 210
RPC: 18-014-332

Thomas Colucci represented the owner and presented the case to 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 \$2,450,400 to \$1,805,600, the county recommended that the Board reduce the assessment to \$1,805,600.

Decision and Rationale: José Peñaranda moved to reduce county's original assessment to \$1,746,000. Mary Hogan seconded. Motion passed 4-2.

CASE 19-27 2900 Clarendon Commercial LLC

1220 N Fillmore St 300
RPC: 18-014-333

Thomas Colucci represented the owner and presented the case to 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 \$12,950,200 to \$9,542,300, the county recommended that the Board reduce the assessment to \$9,542,300.

Decision and Rationale: José Peñaranda moved to reduce county's original assessment to \$9,160,600. Mary Dooley seconded. Motion passes 4-2 votes. The rationale was based on the \$42 per square foot for the vacant space a 9% vacancy rate and a 6.25 cap rate.

CASE 19-42 *Fillmore Partnership LLP*

1220 N Fillmore St 400

RPC: 18-014-334

Thomas Colucci represented the owner and presented the case to 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 \$4,560,800 to \$3,360,600, the county recommended that the Board reduce the assessment to \$3,360,600.

Decision and Rationale: José Peñaranda moved to reduce county's original assessment to \$3,226,100. Mary Dooley seconded. Motion passed 4-2 votes. The rationale was based on the \$42 per square foot for the vacant space a 9% vacancy rate and a 6.25 cap rate.

CASE 19-43 *1220 N Fillmore 410 LLC*

1220 N Fillmore St 410

RPC: 18-014-335

Thomas Colucci represented the owner and presented the case to 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 \$1,459,500 to \$1,075,400, the county recommended that the Board reduce the assessment to \$1,075,400.

Decision and Rationale: José Peñaranda moved to reduce county's original assessment to \$1,032,400. Veronica Nunn seconded. Motion passes 4-2 votes. The rationale was based on the \$42 per square foot for the vacant space a 9% vacancy rate and a 6.25 cap rate.

CASE 19-41 *Federal Bar Building*

1220 N Fillmore St 444

RPC: 18-014-336

Thomas Colucci represented the owner and presented the case to 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 \$6,344,000 to \$4,674,500, the county recommended that the Board reduce the assessment to \$4,674,500.

Decision and Rationale: José Peñaranda moved to reduce county's original assessment to \$4,487,500. Mary Dooley seconded. Motion passed 5-1 votes. The rationale was based on the \$42 per square foot for the vacant space a 9% vacancy rate and a 6.25 cap rate.

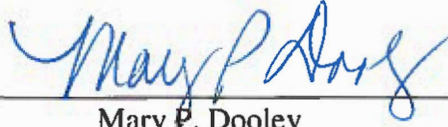
III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 11:00 a.m., until August 7, 2019.

Minutes by: Nate Kresh/Rosa I. Torres

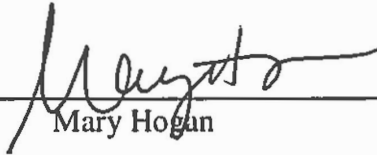


Mary P. Dooley



Mark A. Yates Sr.

Barnes Lawson



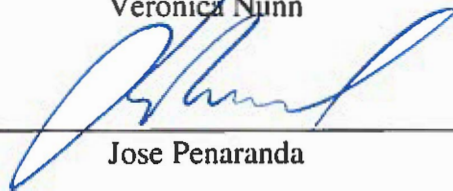
Mary Hogan



Greg Hoffman



Veronica Nunn



Jose Penaranda