

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 9, 2019
APPROVED

Members Present: Mary P. Dooley – Chair
Greg Hoffman
Mary Hogan
Mark Yates Sr
Veronica Nunn

Members Absent: Barnes Lawson
Jose Penaranda

Staff Present: Erwving Bailey, Commercial appraiser supervisor
Robert Peralta, commercial appraiser
Chris Chikes, 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 19-230 *Ashton Park Associates I LLC*

675 N Randolph St
RPC: 14-060-077

Ilene Boorman 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 \$198,096,600.

Decision and Rationale: Mark Yates moved to confirm the county's assessment of \$198,096,600. Mary Dooley seconded. The motion passed unanimously, 5-0, to confirm the assessed value of \$198,096,600. The rationale was a lack of compelling evidence to make a change.

CASE 19-185 *Jamestown Premier Stafford II LLC*

4121 Wilson Blvd
RPC: 14-047-017

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 \$63,508,400.

Decision and Rationale: Mary Dooley moved to reduce the assessment to \$62,136,700. Greg Hoffman seconded. The motion passed unanimously, 5-0, to reduce the assessed value to \$62,136,700. The rationale was based on increasing TIs to \$80 on the original assessment, in agreement with the county.

CASE 19-133 *Ballston Metro Center LLC*

901 N Stuart St
RPC: 14-049-014

Ilene Boorman represented the owner and presented the case to the Board.

Robert Peralta, Arlington County appraiser and Erving 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 \$78,828,300.

Decision and Rationale: Mary Dooley moved to reduce the assessment to \$76,552,800. Greg Hoffman seconded. The motion passed unanimously, 5-0, to reduce the assessed value to \$76,552,800. The rationale was based on increasing expenses on the original assessment to \$11 per square foot.

CASE 19-103 *AVR Crystal City Hotel I, LLC & AVR Crystal City Hotel II, LLC*

1800 Richmond Hwy
RPC: 36-016-004

Blake Warren represented the owner and presented the case to the Board.

Chris Chikes, Arlington County appraiser and Erving 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 \$69,816,500 to \$67,311,400, the county recommended that the Board reduce the assessment to \$67,311,400.

Decision and Rationale: Mark Yates moved to reduce the assessment to \$67,311,400. Mary Hogan seconded. The motion passed unanimously, 5-0, to reduce the assessed value to \$67,311,400. The rationale was to confirm the county's proposed reduction as a result of the first level review.

CASE 19-105 *HPTCY Corporation*

1533 Clarendon Blvd, 1537 Clarendon Blvd, 1541 Clarendon Blvd, & 1545 Clarendon Blvd
EU 1700404H
RPC: 17-004-007, 17-004-008, 17-004-009, & 17-004-010

Blake Warren represented the owner and presented the case to the Board.

Chris Chikes, Arlington County appraiser and Erving 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 \$36,935,000 to \$35,076,400, the county recommended that the Board reduce the assessment to \$35,076,400.

Decision and Rationale: Mark Yates moved to reduce the assessment to \$35,076,400. Mary Hogan seconded. The motion passed, 4-1, to reduce the assessment. Veronica Nunn was the lone dissenting vote. The rationale was to confirm the county's proposed reduction as a result of the first level review.

III. Other Business

IV. Minutes

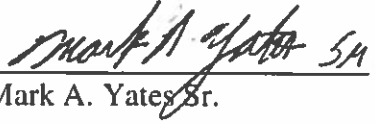
V. Recess Meeting

There being no further business the meeting was recessed at 11:15 a.m. until July 10, 2019

Minutes by: Nate Kresh

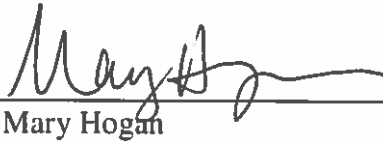


Mary P. Dooley



Mark A. Yates Sr.

Barnes Lawson



Mary Hogan



Greg Hoffman



Veronica Nunn

Jose Penaranda