

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 15, 2019

APPROVED

Members Present: Mary P. Dooley – Chair
José Peñaranda - Secretary
Greg Hoffman
Mark Yates Sr
Barnes Lawson
Mary Hogan

Absent Member: Veronica Nunn

Staff Present: Erwving Bailey, Commercial appraiser supervisor
Christopher Chikes, Commercial appraiser
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 19-226 *1000-1000 Wilson Owner LLC, c/o Monday Properties LLC*
1000 Wilson Blvd
RPC: 17-001-011

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

Robert Peralta, Arlington County commercial 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 resulted in a reduction from \$271,638,600 to \$263,918,800, the county recommended that the Board confirm the assessment of \$263,918,800.

Decision and Rationale: Barnes Lawson moved to reduce the assessment to \$238,548,000. Greg Hoffman seconded. The motion passed 5-1, to reduce the assessed value to \$238,548,000. José Peñaranda was the lone dissenting vote. The rationale was based upon utilizing the cap rate on 2018 operating expenses on Column E, from County's original assessment.

CASE 19-227

Cesc Park Four Land LLC, c/o JBG Smith Properties

2345 Crystal Drive
RPC: 34-020-245

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

Robert Peralta, Arlington County appraiser and 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 resulted in a reduction from \$208,016,200 to \$206,016,200 the county recommended that the Board confirm the assessment of \$206,016,200.

Decision and Rationale: Mary Dooley moved to reduce the assessment to \$206,002,100. Mary Hogan seconded. The motion passed unanimously, 6-0 to reduce the assessment to \$206,002,100. The rationale was based on the county's test.

CASE 19-121

1200 Eads St Sub LLC, JBG Smith Properties

520 12th St S
RPC: 35-003-840

Ilene Boorman 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 resulted in a reduction from \$408,869,700 to \$384,843,600, the county recommended that the Board confirm the assessment of \$384,843,600.

Decision and Rationale: Mary Dooley moved to reduce the assessment to \$362,324,700. Mary Hogan seconded. The motion passed unanimous, 6-0 to reduce the assessment to \$362,324,700. The rationale was that the appellant agreed to accept the County's reduced test.

CASE 19-100

461 Thomas St LC

461 N Thomas St
RPC: 20-012-002

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

Christopher Chikes, Arlington County appraiser and 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 resulted in a reduction from \$17,202,700 to \$16,574,700, the county recommended that the Board confirm the assessment of \$16,574,700.

Decision and Rationale: Mary Dooley moved to reduce the assessment to \$16,245,400. José Peñaranda seconded. The motion passed unanimously, 6-0 to reduce the assessment to \$16,245,400. The rationale was based on the County's test column and increasing expenses to 26% guidelines.

CASE 19-97

Pierce 2 LC

1325 N Pierce St
RPC: 17-033-253

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

Christopher 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 reduction from \$7,819,000 to \$7,149,400, the county recommended that the Board confirm the assessment of \$7,149,400.

Decision and Rationale: Mary Dooley moved to reduce the assessment to \$6,935,900. Mary Hogan seconded. The motion passed 5-1, to reduce the assessment to \$6,935,900. José Peñaranda was the lone dissenting vote. The rationale was based on the County's test column and increasing expenses at 35%.

CASE 19-102

Wildwood Goins Associates, LLC

5550 Columbia Pike
RPC:28-004-003

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

Christopher 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 reduction from \$97,292,300 to \$93,387,700, the county recommended that the Board confirm the assessment of \$93,387,700.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$93,387,700. Barnes Lawson seconded. The motion passed unanimously, 6-0 to reduce the assessment to \$93,387,700. The rationale was based on the County's revised test.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at **10:25 a.m.** until October 16, 2019.

Minutes by: Rosa I. Torres



Mary P. Dooley

Mark A. Yates Sr.

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Barnes Lawson

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Greg Hoffman

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José Peñaranda

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