

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 16, 2019

APPROVED

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

Absent Member: Mary Hogan & 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 19-257 *Third Gold LTD, Partnership*
2611 Jefferson Davis HWY
RPC: 34-027-005

Thomas Branham 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 revision from \$32,859,500 to \$29,802,500, the county recommended that the Board reduce the property's assessed value to \$29,802,500.

Decision and Rationale: The appellant requested to withdraw the case. Greg Hoffman moved to confirm appellant's withdrawal. Barnes Lawson seconded. The motion passed unanimously, 5-0 to withdraw the case. The rationale was based on the appellant's request to withdraw and accept the county's original reduction.

CASE 19-234

Air Force Association, c/o Stoladi Property Group

1501 Lee HWY
RPC: 16-005-001

Grant Steinhauser represented the owner and presented the case before the Board.

Robert Peralta, 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 \$20,711,100.

Decision and Rationale: José Peñaranda move to reduce the assessment to \$18,193,700. Greg Hoffman seconded. The motion passed unanimously, 5-0 to reduce the assessed value to \$18,193,700. The rationale was based on using the appellants Proforma and adjusting the vacancy rate to 10%, using the non-metro cape rate.

CASE 19-175

ASB Sedona Holdings, LLC

1530 Clarendon Blvd
RPC: 17-005-012

Grant Steinhauser represented the owner and presented the case to the Board.

Christopher Chikes, Arlington County commercial 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 \$188,590,600.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$185,810,200. José Peñaranda seconded. The motion passed unanimously, 5-0 to confirm the assessed value of \$185,810,200. The rationale was that the appellant accepted a reduction based on the county's test that wasn't included in the packet.

CASE 19-116

672 Flats, LLC

660 N Glebe Rd
RPC: 13-018-058

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 \$83,759,800 to \$80,714,200, the county recommended that the Board confirm the assessment of \$80,714,200.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$78,209,300. Mark Yates seconded. The motion passed unanimously, 5-0 to reduce the assessment to \$78,209,300. The rationale was based on the appellant accepting new reduction of the revised reduction.

CASE 19-92

Courtland Towers Associates

1200 N Veitch St
RPC: 18-003-111

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 \$212,361,500 to \$207,448,600, the county recommended that the Board confirm the assessment of \$207,448,600.

Decision and Rationale: Mark Yates moved to reduce the assessment to \$207,133,400. Barnes Lawson seconded. The motion passed unanimously, 5-0 to reduce the assessment to \$207,133,400. The rationale was based on the reduction to the County’s Test Sheet.

CASE 19-96

Quincy Plaza LC

3900 Fairfax Drive
RPC: 14-043-031

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 \$194,709,400 to \$189,677,500, the county recommended that the Board confirm the assessment of \$189,677,500.

Decision and Rationale: Mark Yates moved to reduce the assessment to \$189,677,500. Greg Hoffman seconded. The motion passed unanimously, 5-0 to reduce the assessment to \$189,677,500. The rationale was based on reducing to the County’s revision.

III. Other Business

IV. Minutes

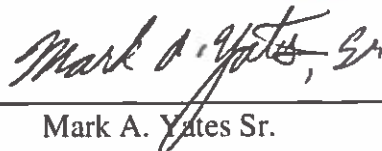
V. Recess Meeting

There being no further business the meeting was recessed at **10:20 a.m.** until October 22, 2019.


Minutes by: Rosa I. Torres



Mary P. Dooley




Mark A. Yates Sr.


Barnes Lawson

Mary Hogan

Greg Hoffman

Veronica Nunn


José Peñaranda