

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

October 2, 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:** Ervving Bailey, Commercial appraiser supervisor  
Robert Peralta, Commercial appraiser  
Christopher 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 19-221**                      *Arlington Plaza Owner LLC C/O American Real Estate Owners*  
2000 15<sup>th</sup> St N  
RPC: 17-014-005

Ilene Boorman 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 of \$87,688,000.

**Decision and Rationale:** Barnes Lawson moved to confirm the county's assessed value of \$87,688,000. Mary Dooley seconded. The motion failed 3-2, to confirm the county's assessment of \$87,688,000. Greg Hoffman, Mark Yates and Barnes Lawson were the dissenting votes. The rationale was based on reversing to the county's original assessment after the failing votes on the 2 motions to move.

**CASE 19-222**

**4420 North Fairfax LLC**

4420 Fairfax Dr  
RPC: 14-051-019

Ilene Boorman represented the owner and presented the case before 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, the county recommended that the Board confirm the 2019 assessment to \$20,935,000.

**Decision and Rationale:** Ilene Boorman requested to withdraw the case before the panel of the Board Members. Mary Dooley moved to accept the withdrawal requested by the appellants representation. Barnes Lawson seconded. The motion passed unanimously, 5-0 to withdraw the case.

**CASE 19-207**

**2038 Wilson Boulevard LLC**

2038 Wilson Blvd  
EU: 17011020  
RPC: 17-011-011 & 17-011-012

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, the county recommended that the Board confirm the 2019 assessment to \$11,752,200.

**Decision and Rationale:** Ilene Boorman requested to withdraw the case before the panel of the Board Members. Mary Dooley moved to accept the withdrawal requested by the appellants representation. Barnes Lawson seconded. The motion passed unanimously, 5-0 to withdraw the case.

**CASE 19-245**

**Commonwealth Tower LP C/O Tishman Speyer Prop**

1300 Wilson Blvd  
RPC: 17-003-030

Tanja Castro 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 \$192,044,000 to \$184,729,200, the county recommended that the Board confirm the assessment of \$184,729,200.

**Decision and Rationale:** Mark Yates moved to reduce the assessment to \$184,729,200. José Peñaranda seconded. The motion passed 4-1, to reduce the assessed value to \$184,729,200. Greg Hoffman was the lone dissenting vote. The rationale was based to confirm the county's proposed reduction as a result of the first level review.

**CASE 19-253**

**2111 Wilson Boulevard Inc.**

2111 Wilson Blvd

**EU: 16014040**

RPC: 16-030-022, 16-030-023, 16-030-024 & 16-030-025

Tanja Castro represented the owner and presented the case to 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, the county recommended that the Board confirm the 2019 assessment to \$308,057,000.

**Decision and Rationale:** Barnes Lawson moved to reduce the assessment to \$301,009,000. Greg Hoffman seconded. The motion passed 5-0, to reduce the assessed value to \$301,009,000. The rationale was based on the DREA test column and the appellants below the line deduction.

**CASE 19-219**

**USGP II Arlington PTO LP C/O Easterly Partner LLC/Bartlett**

2800 S Randolph St

RPC: 29-014-186

Grant Steinhauser 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 to \$67,161,200.

**Decision and Rationale:** Mary Dooley moved to confirm the county's assessment of \$67,161,200. José Peñaranda seconded. The motion passed 4-1 to confirm the assessed value of \$67,161,200. Barnes Lawson was the lone dissenting vote. The rationale was based on the 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 **10:53 a.m.** until October 8<sup>th</sup>, 2019.

Minutes by: Rosa I. Torres



Mary P. Dooley



Mark A. Yates Sr.



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Barnes Lawson



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Mary Hogan



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Greg Hoffman

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Veronica Nunn



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José Peñaranda