

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 22, 2019
APPROVED

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

Absent Member: Veronica Nunn & Greg Hoffman

Staff Present: Erwving Bailey, Commercial appraiser supervisor
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 19-63 ***Buchanan House Associates, LLC***
320 23rd St S
RPC: 34-020-030

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

Christopher Chikes, 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 \$174,809,000 to \$165,621,300, the county recommended that the Board reduce the property's assessed value to \$165,621,300.

Decision and Rationale: Mary Dooley moved to reduce the county's assessment to \$165,621,300. Mark Yates seconded. The motion passed unanimously, 5-0 to reduce the assessed value to \$165,621,300. The rationale was to confirm the county's proposed reduction as a result of the first level review.

CASE 19-236

Washreit Wellington Apartments LLC

1850 Columbia Pike

EU: 3200806A

RPC: 32-001-002, 003, 046, 047, 048 & 049

Blake Warren and Jeremy Chitlik represented the owner and presented the case before 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 revision from \$194,465,200 to \$180,293,300, the county recommended that the Board reduce the property's assessed value to \$180,293,300.

Decision and Rationale: José Peñaranda moved to reduce the county's assessment to \$180,293,300. Mary Hogan seconded. The motion passed, 4-1 to reduce the assessed value to \$180,293,300. Barnes Lawson was the lone dissenting vote. The rationale was to confirm the county's proposed reduction as a result of the first level review.

CASE 19-98

Richmond Square, LC

900 N Randolph St

EU: 1401405A

RPC: 14-046-006, 026, 027, 028 & 029

Blake Warren and Jeremy Chitlik 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 resulted in a revision from \$125,711,900 to \$120,698,900, the county recommended that the Board reduce the property's assessed value to \$120,698,900.

Decision and Rationale: José Peñaranda moved to reduce the county's assessment to \$120,698,900. Mary Hogan seconded. The motion passed unanimously, 5-0 to reduce the assessed value to \$120,698,900. The rationale was to confirm the county's proposed reduction as a result of the first level review.

CASE 19-261

DC Apt1, LLC

2301 Columbia Pike

RPC: 25-017-098

Sean Radin 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, the county recommended that the Board confirm the 2019 assessment of \$79,128,500.

Decision and Rationale: Mary Dooley moved to confirm to confirm the county's assessment of \$79,128,500. Mary Hogan seconded. The motion passed unanimously, 5-0 to confirm the assessment of \$79,128,500. The rationale was based on the appellant accepting the original county's assessment.

CASE 19-251

CSHV Lincoln Place LLC

600 Army Navy Dr
RPC: 35-004-007

Ted Haran represented the owner and presented the case to the Board.

Robert Peralta, Arlington County appraiser was not present. 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 \$273,767,700.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$273,767,700. Mary Hogan seconded. The motion passed 4-1 to confirm the assessment of \$273,767,700. Barnes Lawson was the lone dissenting vote. The rational was 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 **10:42 a.m.** until October 23, 2019.

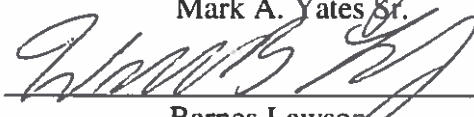
Minutes by: Rosa I. Torres




Mary P. Dooley



Mark A. Yates Sr.

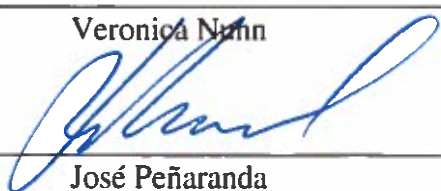


Barnes Lawson



Mary Hogan

Greg Hoffman

Veronica Nunn


José Peñaranda