

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 23, 2019
APPROVED

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

Absent Member: Veronica Nunn & Greg Hoffman

Staff Present: Erwing Bailey, Commercial appraiser supervisor

Others: Ryan Samuels, Arlington County Attorney
Chris Horton, Arlington County Auditor

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 19-192 *Consumer Technology Associates*

1919 Eads CEA Office Building
EU: 36001020
RPC: 36-016-003 & 005

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

Erwing Bailey, Arlington County commercial 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 \$28,968,100 to \$27,506,300, the county recommended that the Board reduce the property's assessed value to \$27,506,300.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$26,864,700. Barnes Lawson seconded. The motion passed unanimously, 5-0 to reduce the assessment to \$26,864,700. The rationale was based on applying \$12.50 per square foot to expense on test column.

CASE 19-232

Second Gateway Associates, C/O JBG Smith Properties

1225 S Clark St
RPC: 34-024-266

Ilene Boorman represented the owner and presented the case before 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 \$70,752,600.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$70,270,300. Mark Yates seconded. The motion passed unanimously, 5-0 to reduce the assessment to \$70,270,300. The rationale was based adjusting the T.I. on the test column to \$75 per square foot.

CASE 19-237

Federal Deposit Insurance, Corp ET A C/O Rex Anderson

3501 Fairfax Dr
RPC: 15-087-028

Jerrold Kiffer, John Farrello, Christy Milliken and Keith Schwartz 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 resulted in a revision from \$269,811,600 to \$255,369,400, the county recommended that the Board reduce the property's assessed value to \$255,369,400.

Decision and Rationale: Mary Dooley moved to reduce the assessment to \$243,936,600. Mary Hogan seconded. The motion passed unanimously, 5-0 to reduce the assessment to \$243,936,600. The rationale was based on reducing the income rate to Auditorium and Cafeteria to \$25.00 per square foot.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at **10:20 a.m.** until May 2020.

Minutes by: Rosa I. Torres



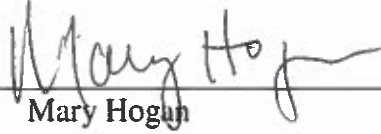
Mary P. Dooley



Mark A. Yates Sr.



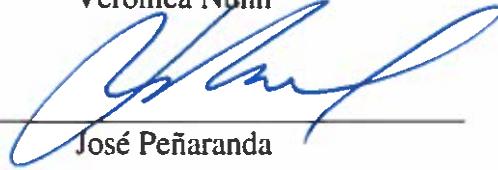
Barnes Lawson



Mary Hogan

Greg Hoffman

Veronica Nunn



José Peñaranda