

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 8, 2019
APPROVED

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

Absent Member: Veronica Nunn & Mary Hogan

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 19-220 *Plaza Assoc. LP, C/O JBG Smith Properties*
2200 Crystal Dr
RPC: 34-020-018

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 \$68,656,200.

Decision and Rationale: Greg Hoffman moved to reduce the assessment to \$62,444,500. Barnes Lawson seconded. The motion passed 4-1, to reduce the assessment to \$62,444,500. José Peña was the lone dissenting vote. The rationale was based on adjusting the cap rate, based on the effective age and increasing the T.I. below the line to \$75 per square foot on the original assessment.

CASE 19-204

CESC Plaza Limited Partnership, C/O JBG Smith Properties

2001 S Clark St
RPC: 34-020-267

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 to \$30,646,400.

Decision and Rationale: Greg Hoffman moved to reduce the assessment to \$28,308,400. Barnes Lawson seconded. The motion passed 4-1, to reduce the assessment to \$28,308,400. José Peñaranda was the lone dissenting vote. The rationale was based on effective age prior to 1975, changing the cap rate to 8.25% and adjusting the T.I. to \$75 per square foot.

CASE 19-176

4250 N Fairfax Owner LLC, C/O Thomas Reuters Prop Tax Serv.

4250 Fairfax Dr
EU: 14028020
RPC: 14-050-009 & 14-050-031

Ilene Boorman 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, the county recommended that the Board confirm the 2019 assessment to \$131,511,700.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$131,067,800. Mark Yates seconded. The motion passes unanimously, 5-0 to reduce the assessment to \$131,067,800. The rationale was based on the County's test column.

CASE 19-106

Forest Drive Syndicate LC

1075 S Jefferson St
RPC: 28-004-066

Blake Warren represented the owner and presented the case to the Board.

Christopher Chikes, Arlington County 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, the county recommended that the Board confirm the 2019 assessment to \$31,066,200.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$29,266,100. Greg Hoffman seconded. The motion passed unanimously, 5-0 to reduce the assessment to \$29,266,100. The rationale was based on adjusting the cap rate to 5.7% and changing the effective age to 1990-1999.

CASE 19-88 Amelia 2 LC

3807 Wilson Boulevard
RPC: 14-041-187

Blake Warren 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 to \$43,999,100.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$43,467,600. Barnes Lawson seconded. The motion passed unanimously, 5-0 to reduce the assessment to \$43,467,600. The rationale was based on increasing the expenses to 22% on the original assessment.

CASE 19-128 Courtland Park Associates LC

2500 Clarendon Blvd
RPC: 18-007-031

Blake Warren 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 to \$79,227,600.

Decision and Rationale: Mary Dooley moved to confirm the county's assessed value of \$79,227,600. Barnes Lawson seconded. The motion passed unanimously, 5-0 to confirm the county's assessment of \$79,227,600. 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 10:38 a.m. until October 9, 2019.

Minutes by: Rosa I. Torres



Mary P. Dooley



Mark A. Yates Sr.



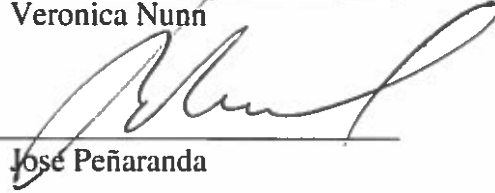
Barnes Lawson

Mary Hogan



Greg Hoffman

Veronica Nunn



Jose Peñaranda