

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

October 9, 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:** 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 19-196**      *May Department Stores Co, Macy's Property Tax*

4300 Wilson Blvd

**EU14030030**

RPC: 14-059-038, 14-059-039 & 14-059-040

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 \$98,891,200.

**Decision and Rationale:** Greg Hoffman moved to reduce the assessment to \$93,690,500. Mary Dooley seconded. The motion passed unanimously, 6-0 to reduce the assessment to \$93,690,500. The rationale was based on the test column, increasing expenses to \$10 per square foot and increasing the excess vacancy T.I. below the line expenses to \$75 per square foot, because it is shell space.

**CASE 19-172**                      **Wells Reit I – 3100 Clarendon Boulevard**  
3100 Clarendon Blvd  
RPC: 19-002-007

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 to \$98,620,400.

**Decision and Rationale:** José Peñaranda moved to reduce the assessment to \$92,631,200. Mark Yates seconded. The motion passes unanimously, 5-0 to reduce the assessment to \$92,631,200. The rationale was based on the original assessment increasing the expenses to \$10 per square foot.

**CASE 19-164**                      **Johnson Ralph W Trust, Johnson Associates Inc. Succ. Trust**  
1215 N Courthouse Rd  
**EU1704902A**  
RPC: 17-017-005 & 17-017-006

Riaghn Delany represented the owner and presented the case to the Board.

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 \$18,103,200.

**Decision and Rationale:** Greg Hoffman moved to reduce the assessment. Barnes Lawson seconded. The motion was voted on 3-3. The dissenting votes were Mary Hogan, Mary Dooley and Mark Yates. The county's original assessment of \$18,103,200 is confirmed. The rationale was to reverse to the county's original assessment after the failing votes on the motion to move.

**CASE 19-145**                      **Archstone Parkland**  
2105 N Glebe Rd  
RPC: 07-008-006

David Conklin 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 \$115,528,000.

**Decision and Rationale:** Mark Yates moved to confirm the county's assessment of \$115,528,000. Mary Dooley seconded. The motion passed unanimously, 5-0 to confirm the assessed value of \$115,528,000. 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 **11:05 a.m.** until October 9, 2019.

Minutes by: Rosa I. Torres



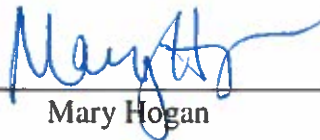
Mary P. Dooley



Mark A. Yates Sr.



Barnes Lawson

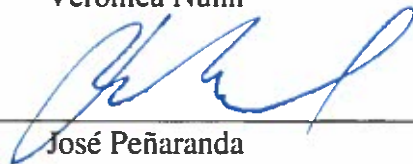


Mary Hogan



Greg Hoffman

Veronica Nunn



José Peñaranda