

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

September 10, 2019
APPROVED

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

Staff Present: Erwving Bailey, Commercial appraiser supervisor
Christopher Chikes, Commercial appraiser
Laurie Roskind, 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 19-60 *APAH Westover Apartments, L.P.*

5708 11th ST N (Assorted)

EU: 0900507A

RPC: 09-070-004, 005, 09-062-006, 09-062-002, 09-039-016 to 018 & 09-064-002

Nathaniel Root and Zac Williams 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 \$8,474,600.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$7,301,200. Mary Hogan seconded. The motion passed 5-2, to reduce the assessment value to \$7,301,200. Greg Hoffman and Barnes Lawson were the dissenting votes. The rationale was based on increasing the expenses to 44%.

CASE 19-180 **2000 Courthouse LLC, c/o Penzance Properties**
2000 14th St N
RPC: 17-013-015

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

Robert Peralta, 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 \$33,866,900.

Decision and Rationale: Mark Yates moved to reduce the assessment to \$33,664,200. Greg Hoffman seconded. The motion passes 6-1 to reduce the assessment value to \$33,664,200. Veronica Nunn was the dissenting vote. The rationale was based on the Test Colum recommended by the County.

CASE 19-163 **GS Prospect Project Owner LLC**
3601 Fairfax Dr
RPC: 14-032-005

Grant Steinhauser 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 \$123,348,200 to \$121,929,500, the county recommended that the Board reduce the property's assessed value to \$121,929,500.

Decision and Rationale: Veronica Nunn moved to confirm the county's assessment of \$121,929,500. José Peñaranda seconded. The motion passed unanimously, 7-0, to confirm the county's assessed value to \$121,929,500. The rationale was based on the County's original revised reduction.

CASE 19-242 **3804 Wilson Boulevard GP, C/O Schupp Commercial**
3804 Wilson Blvd.
RPC: 20-003-003

Grant Steinhauser represented the owner and presented the case to the Board.

Barnes Lawson removed himself from this case due to conflict of interest.

Laurie Roskind, Arlington County residential 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 \$5,233,100 to \$4,965,000, the county recommended that the Board reduce the property's assessed value to \$4,965,000.

Decision and Rationale: Mary Dooley moved to confirm the assessed value to \$4,965,000. The motion passed 5-1, to confirm the assessed value to \$4,695,00. Gregg Hoffman was the lone dissenting vote. The rationale was based on the County's original test sheet.

CASE 19-78

Lofts 590, LLC

590 15th St S

RPC: 35-011-009

Jeremy Chitlik represented the owner and presented the case before 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 of \$82,393,700.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$82,393,700. Veronica Nunn seconded. The motion passed unanimously, 7-0, to confirm the county's assessed value of \$82,393,700. The rationale was based on lack of compelling evidence to make a change.

CASE 19-70

EQR-Clarendon LLC

3150 12th CT N

EU: 1501212A

RPC: 15-074-008 thru 019

Jeremy Chitlik 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 resulted in a revision from \$139,122,300 to \$134,777,800, the county recommended that the Board reduce the property's assessed value to \$134,777,800.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$134,777,800. Barnes Lawson seconded. The motion passed unanimously, 7-0, to confirm the county's assessed value of \$134,777,800. The rationale was based on the lack of compelling evidence to make any change.


III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 11:30 a.m. until September 11th, 2019

Minutes by: Rosa I. Torres



Mary P. Dooley



Mark A. Yates Sr.



Barnes Lawson

Mary Hogan

Mary Hogan

Greg Hoffman

Greg Hoffman

Veronica Nonn

Veronica Nonn

José Peñaranda

José Peñaranda