

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

September 11, 2019

APPROVED

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

Absent Member: Mary Hogan

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 19-135 *Gelman Arlington Shopping Center LLC*

2901 Columbia Pike

EU: 2500903G

RPC: 25-013-002, 25-014-001 & 002

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

Laurie Roskind, 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 \$15,324,500.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$13,905,900. Barnes Lawson seconded. The motion passed 5-1 to reduce the assessed value to \$13,905,900. Veronica Nunn was the lone dissenting vote. The rationale was based on using the Proforma with 7.25% cap rate.

CASE 19-137 **933 N Kenmore LLC, C/O Capital Building, Inc.**
933 N Kenmore St
RPC: 14-033-010 & 011

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

Laurie Roskind, Arlington County appraiser and Ervving Bailey, Arlington County commercial appraiser supervisor with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a revision from \$1,907,200 to \$1,461,000, the county recommended that the Board reduce the property's assessed value to \$1,461,000.

Decision and Rationale: Greg Hoffman moved to confirm the county's revised assessment of \$1,416,000. Mark Yates seconded. The motion passed unanimously 6-0, to confirm the county's revised assessment of \$1,461,000. The rationale was based on the lack of compelling evidence to make any change.

CASE 19-190 **1812 Holdings LLC C/O Monday Properties LLC**
1812 N Moore St
RPC: 16-037-004

Ilene Boorman represented the owner and presented the case to 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 reduce the 2019 assessment to \$209,360,400.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$209,360,400. José Peñaranda seconded. The motion passed 6-0, unanimously to confirm the county's assessed value of \$209,360,400. The rationale was based on the lack of compelling evidence to make any change.

CASE 19-75 **EQR-Wellfan 2008 LP**
3000 Washington Blvd.
RPC: 18-027-013

Rebecca Miller represented the owner and presented the case to the Board.

Christopher Chikes, Arlington County residential 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 \$121,570,600.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment value of \$121,570,600. Greg Hoffman seconded. The motion passed 6-0, unanimously to confirm the assessed value of \$121,570,600. The rationale was based on the lack of compelling evidence to make any change.

CASE 19-77

Tishman Speyer Archstone-Smith

400 15th St S
RPC: 35-009-008

Rebecca Miller represented the owner and presented the case before the Board.

Christopher Chikes, Arlington County appraiser and Ervving Bailey, Arlington County residential 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 \$50,380,600.

Decision and Rationale: José Peñaranda moved to accept withdrawal of this case requested by the appellant. Mary Dooley seconded. The motion passed 6-0, unanimously to accept the withdrawal.

CASE 19-83

EQR-Joyce On Pentagon Row, LLC

1401 S Joyce St
RPC: 35-005-034

Rebecca Miller represented the owner and presented the case before the Board.

Christopher Chikes, Arlington County appraiser and Ervving Bailey, Arlington County appraiser and Ervving Bailey, Arlington County residential 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 \$133,664,700.

Decision and Rationale: Greg Hoffman moved to confirm the county's assessment of \$133,664,700. Mary Dooley seconded. The motion passed unanimously, 6-0 to confirm the assessed value of \$133,664,700. 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 11:05 a.m. until September 18th, 2019

Minutes by: Rosa I. Torres



Mary P. Dooley



Mark A. Yates Sr.



Barnes Lawson

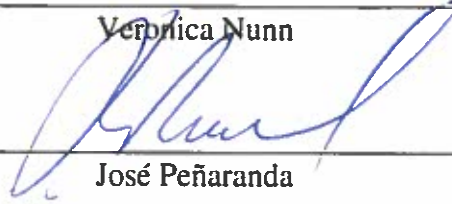
Mary Hogan



Greg Hoffman



Veronica Nunn



José Peñaranda