

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

September 18, 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:** Ervving 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 & José Peñaranda, Secretary, 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 19-191**                      *MI 1400 Crystal, LLC, C/O Lowe Enterprises*  
1400 Crystal Dr  
RPC: 34-024-340

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 of \$119,006,200.

**Decision and Rationale:** José Peñaranda moved to reduce the assessment to \$109,848,800. Barnes Lawson seconded. The motion passed unanimously, 5-0 to reduce the assessed value to \$109,848,800. The rationale was based on increasing the expenses to \$11.00.

**CASE 19-174**                      **933 N Kenmore LLC, C/O Capital Building, Inc.**  
2041 15<sup>th</sup> St N  
**EU1800105G**  
RPC: 18-001-007 & 008, 18-001-001, 002 & 004

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

Laurie Roskind, 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 \$7,347,100.

**Decision and Rationale:** Greg Hoffman moved to reduce the assessment to \$6,722,900. Mark Yates seconded. The motion passed 3-2, to reduce the assessed value to \$6,722,900. Barnes Lawson and José Peñaranda were the dissenting votes. The rationale was based on changing the vacancy to 10% on the original assessment.

**CASE 19-138**                      **1812 Holdings LLC C/O Monday Properties LLC**  
2200 Crystal Dr  
**EU3401202G**  
RPC: 34-020-265 & 34-020-269

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

Laurie Roskind, 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 \$31,056,000.

**Decision and Rationale:** José Peñaranda moved to reduce the assessment to \$30,677,300. Greg Hoffman seconded. The motion passed unanimously, 5-0 to reduce the assessment to \$30,677,300/ The rationale was based on increasing the expenses to 19% on the original assessment.

**CASE 19-81**                      **EQR-Pershing LLC**  
2201 N Pershing Dr  
RPC: 18-038-025

Jeremy Chitlik 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 \$88,136,500.

**Decision and Rationale:** Mary Dooley moved to confirm the county's assessed value of \$88,136,500. Greg Hoffman seconded. The motion passed unanimously, 5-0 to confirm the county's assessment. The rationale was based on the lack of compelling evidence to make a change.

**CASE 19-82**

***Tishman Speyer Archstone-Smith***

1500 Key Boulevard  
**EU1601803A**  
RPC: 16-034-001-002 & 031

Jeremy Chitlik represented the owner and presented the case before the Board.

Christopher Chikes, Arlington County appraiser and Erwing 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 \$128,415,900.

**Decision and Rationale:** José Peñaranda moved to reduce the assessment to \$125,245,200. Barnes Lawson seconded. The motion passed unanimously, 4-0 to reduce the assessed value to \$125,245,200. Mary Dooley wasn't present for this case. The rationale was based on increasing the expenses on the apartment side to 22%.

**CASE 19-143**

***CP/IPERS Arlington Hotel LLC***

1333 N Courthouse Rd  
**EU1702405H**  
RPC: 17-016-003, 006, 008, 009 & 010

Kevin Dover represented the owner and presented the case before the Board.

Christopher Chikes, Arlington County appraiser and Erwing Bailey, Arlington County appraiser and Erwing 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 \$44,923,900.

**Decision and Rationale:** Mary Dooley moved to accept withdrawal requested by the appellant. Greg Hoffman seconded. The motion passed unanimously, 5-0 to accept the appellant's withdrawal.

### **III. Other Business**

### **IV. Minutes**

### **V. Recess Meeting**

There being no further business the meeting was recessed at **11:05 a.m.** until September 24<sup>th</sup>, 2019.

Minutes by: Rosa I. Torres

  
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Mary P. Dooley

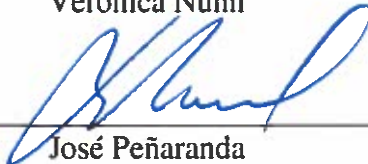
  
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Mark A. Yates Sr.

  
Barnes Lawson

Mary Hogan

  
Greg Hoffman

Veronica Nunn

  
José Peñaranda