

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

September 24, 2019

APPROVED

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

Absent Member: Veronica Nunn and Greg Hoffman

Staff Present: Ervving 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 19-84 *Smith Property Holdings*

2201 Wilson Blvd
RPC: 15-058-016

Jeremy Chitlik represented the owner and presented the case before 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 of \$96,241,800.

Decision and Rationale: Mark Yates moved to confirm the county's assessment of \$96,241,800. Mary Hogan seconded. The motion passed unanimously 5-0, to confirm the assessed value of \$96,241,800. The rationale was based on the lack of compelling evidence to make any change.

CASE 19-101

Virginia Square Plaza LC

801 N Monroe St
RPC: 14-036-233

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

Christopher Chikes, Arlington County appraiser and Erwing 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 \$74,964,000.

Decision and Rationale: José Peñaranda moved to confirm the county's assessment of \$74,964,000. Mary Dooley seconded. The motion passed unanimously, 5-0, to confirm the assessed value of \$74,964,000. The rationale was based on the lack of compelling evidence to make any change.

CASE 19-107

Dolley Madison Associates LP, C/O Dittmar Co.

2300 24th Rd S
RPC: 32-024-002

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

Erwing 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 \$104,239,400.

Decision and Rationale: José Peñaranda moved to confirm the county's assessment of \$104,239,400. Mary Hogan seconded. The motion passed unanimously, 5-0, to confirm the assessed value of \$104,239,400. The rationale was based on the lack of compelling evidence to make a change.

CASE 19-170

Piedmont 901 N Glebe LLC

901 N Glebe Rd
RPC: 14-051-358

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

Robert Peralta, 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 \$126,806,200.

Decision and Rationale: José Peñaranda moved to reduce the assessed value to \$123,131,900. Mark Yates seconded. The motion passed unanimously, 5-0, to reduce the assessment to \$123,131,900. The rationale was based on increasing the expenses on the original assessment to \$10.

CASE 19-231

Ballston Investor Group I LLC, /CO Martin Schnider

875 N Randolph St
RPC: 14-044-260

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

Erwving Bailey, Arlington County appraiser 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 \$153,473,800.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$153,473,800. Mary Hogan seconded. The motion passed unanimously, 5-0, to confirm the assessed value of \$153,473,800. The rationale was based on the lack of compelling evidence to make a change.

CASE 19-124

VNO 220 S 20th St LLC, C/O JBG Smith Properties

220 20th St S

RPC: 34-020-268

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

Barnes Lawson removed himself for this case and left the room.

Erwving Bailey, Arlington Count 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 county's assessment of \$123,611,900.

Decision and Rationale: Mary Hogan move to confirm the county's assessment of \$123,611,900. Mary Dooley seconded. The motion passed unanimously, 4-0, to confirm the county's assessed value of \$123,611,900. 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 10:52 a.m. until September 25th, 2019.

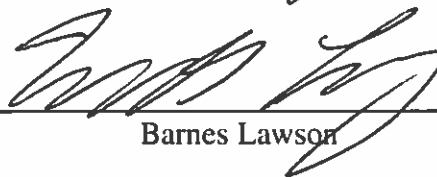
Minutes by: Rosa I. Torres



Mary P. Dooley



Mark A. Yates Sr.



Barnes Lawson



Mary Hogan

Greg Hoffman

Veronica Nunn



José Peñaranda