

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 14, 2020
APPROVED

Members Present: Mary P. Dooley – Chair
Jose Penaranda – Secretary
Mary Hogan
Mark Yates Sr
Ken Matzkin
Barnes Lawson
Gregg Hoffman

Members Absent:

Staff Present: Deidra Kelly, Commercial Supervisor appraiser for the Department of Real Estate Assessments, Robert Peralta, Commercial Appraiser, Christopher Chikes, Commercial Appraiser and Richard Millman, Department of Real Estate Assessments Director.

Live Broadcasting and IT: David Wood, Cable Program Producer for Arlington County

I. Call to Order

The meeting was called to order at 9:00 a.m., by Chairman Mary Dooley and Jose Penaranda, in a Virtual Microsoft Team Meeting that was live streamed on the web and County’s cable channel, on Comcast 25 & 1085 and Verizon FiOS 39 & 40.

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 20-262 *Airport Plaza Office Building L P*

2711 Richmond Highway
RPC: 34-027-016

Sean Radin represented the owner and presented the case before the Board.

Robert Peralta, Arlington County commercial appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$18,938,400 to \$18,868,900. The county recommended that the Board confirm the revised assessment of \$18,868,900.

Decision and Rationale: Mary Dooley moved to reduce the county’s revised assessment of \$18,868,900. Ken Matzkin seconded. The motion passed unanimously, 7-0, to reduce the county’s assessed value of \$18,868,900. The rationale was based on accepting the County’s test numbers.

CASE 20-247 US MF 19Nineteen LLC

1919 Clarendon Blvd.
RPC: 17-011-068

Sean Radin represented the owner and presented the case to the Board.

Chris Chikes, Arlington County commercial 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 resulted in a reduction from \$100,594,200 to \$98,066,000. The county recommended that the Board confirm the revised assessment of \$98,066,000.

Decision and Rationale: Jose Penaranda to confirm the county's revised assessment of \$98,066,000. Mary Dooley seconded. The motion passed unanimously, 7-0, to confirm the county's revised value of \$98,066,000. The rationale was to accept the county's revised recommendation.

CASE 20-227 Radnor Manor Partnership %Bernstein Brothers

1521 12th St. N
EU1701802A
RPC: 17-032-001 & 17-032-027

Bret Orlove and Alex Mitchell represented the owner and presented the case to the Board.

Chris Chikes, Arlington County commercial 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 \$2,308,000.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$2,308,000. Mary Hogan seconded. The motion passed, 4-3, to confirm the county's assessed value of \$2,308,000. Barnes Lawson, Greg Hoffman and Mark Yates were the dissenting votes. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-222 Safed Development Co.

1209 Fort Myer Drive
RPC: 17-032-026

Bret Orlove and Alex Mitchell represented the owner and presented the case to the Board.

Christopher Chikes Arlington County commercial 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 to \$4,576,000.

Decision and Rationale: Jose Penaranda moved to reduce the county's revised assessment of \$4,435,200. Mary Hogan seconded. The motion passed, unanimously, 7-0, to reduce the county's assessed value to \$4,435,200. The rationale was averaging the expenses of 37% for the las 4 years.

CASE 20-225 *Lauren Apartments Partnership*
1220 N Pierce St.
RPC: 17-033-007

Bret Orlove and Alex Mitchell represented the owner and presented his case to the Board.

Christopher Chikes Arlington County commercial 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 \$7,818,400.

Decision and Rationale Jose Penaranda moved to reduce the county's revised assessment to \$7,653,800, Mary Dooley seconded. The motion passed, unanimously, 7-0, to reduce the county's assessed value to \$7,653,800. The rationale was based on increasing vacancy to 7% from the original assessment.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:38 a.m. until July 15th, 2020

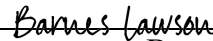
Minutes by: Rosa I. Torres


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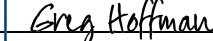
9CA83DE685F04BA Mary P. Dooley

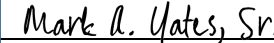
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C5FB90941B3472C Jose Penaranda

DocuSigned by:

55F6E9D3B9914B5 Barnes Lawson

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8A57B5D61904E81 Mary Hogan

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4C8FD98799C147E Greg Hoffman

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EA8D8639604213E Mark Yates Jr.

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578D9B18CA0F8B0 Ken Matzkin