

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 15, 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 & Chester Carr, IT for the Department of Real Estate Assessments.

Live Broadcasting and IT: David Wood, Cable Programs 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 20-150 *Arlington Hotel Holdings, Inc.*

1200 N Courthouse Rd.

RPC: 18-003-531

Ryan Gibbs represented the owner and presented the case before 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 \$28,800,400.

Decision and Rationale: Mary Dooley moved to confirm the county’s assessment of \$28,800,400. Ken Matzkin seconded. The motion passed unanimously, 7-0, to confirm the county’s assessed value of \$28,800,400. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-59 *Davis Apartments, LLC*

1111 N Randolph St.
RPC: 14-028-002

Blake Warren 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 resulted in a reduction from \$6,545,000 to \$6,494,100. The county recommended that the Board confirm the revised assessment of \$6,494,100.

Decision and Rationale: Jose Penaranda moved to confirm the county's revised assessment of \$6,494,100. Mary Hogan seconded. The motion passed, 5-2, to confirm the county's assessed revised value of \$6,494,100. Barnes Lawson and Greg Hoffman were the dissenting votes. The rationale was based on the on accepting the County's recommendation.

CASE 20-79 *Arlington LLC & Akelius US, LLC*

3825 Fairfax Drive
RPC: 14-042-574

Blake Warren 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 resulted in a reduction from \$163,410,700 to \$160,489,100. The county recommended that the Board confirm the revised assessment of \$163,410,700.

Decision and Rationale: Jose Penaranda moved to confirm the county's revised assessment of \$160,489,100. Greg Hoffman seconded. The motion passed, 7-0, to confirm the county's revised value of \$160,489,100. The rationale was based on the County's test column.

CASE 20-6 *Smith Property Holding %EQR-R.E. Tax Department*

2201 Wilson Blvd.
RPC: 15-058-016

Jeremy Chitlik 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 of \$97,170,800.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$97,170,800. Ken Matzkin seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$97,170,800. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-15 *Sheffield Apartments LLC*

701 N Wayne St.
RPC: 18-038-021

Jeremy Chitlik 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 \$149,170,000.

Decision and Rationale Mary Dooley moved to reduce the county's assessment to \$141,319,000. Mary Hogan seconded. The motion passed, unanimously, 7-0, to reduce the county's assessed value to \$141,319,000. The rationale was based on changing the expenses to 28%.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 11:15a.m. until July 22, 2020

Minutes by: Rosa I. Torres

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Mary Dooley
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Mary P. Dooley

DocuSigned by:
Jose Penaranda
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Jose Penaranda

DocuSigned by:
Barnes Lawson
55F6E9D3B9914D
Barnes Lawson

DocuSigned by:
Mary Hogan
8A57B5D61903A7
Mary Hogan

DocuSigned by:
Greg Hoffman
4C8FD98799C4B
Greg Hoffman

DocuSigned by:
Mark D. Yates, Sr.
EA8D8639604243
Mark Yates Jr.

DocuSigned by:
Ken Matzkin
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Ken Matzkin