

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

July 1, 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:** Ervving Bailey, Commercial Supervisor appraiser for Real Estate Assessments, Rob Peralta, Commercial Appraiser, Laurie Roskind, Commercial Appraiser, Deidra Kelly, Supervisor and Commercial Supervisor Appraiser and Richard Millman, Department of Real Estate Assessments Director and Chester Carr, IT for the Department of Real Estate Assessments.

**Broadcasting:** 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 20-186      Consortium Ballston LLC**

671 N Glebe Rd  
RPC: 14-059-037

Rachel Brown represented the owner and presented the case before the Board.

Rob Peralta, Arlington County commercial 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 resulted in a reduction from \$113,271,600 to \$103,996,300. The county recommended that the Board confirm the revised assessment of \$103,996,300.

**Decision and Rationale:** Mary Dooley moved to confirm the county’s revised assessment of \$103,996,300. Mary Hogan seconded. The motion passed unanimously, 7-0, to confirm the county’s revised assessed value of \$103,996,300. The rationale was the lack of compelling evidence to make a change.

**CASE 20-36 Williamsburg Associates Inc.**

2900 N Sycamore St.

RPC: 01-019-009

Nicolas Kalis is the owner and did not present himself before the Board.

Laurie Roskind, Arlington County commercial 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 resulted in a reduction from \$10,361,800 to \$10,033,900. The county recommended that the Board confirm the revised assessment of \$10,033,900.

**Decision and Rationale:** Mary Dooley moved to confirm the county's revised assessment of \$10,033,900. Jose Penaranda seconded. The motion passed unanimously, 7-0, to confirm the county's revised value of \$10,033,900. The rationale was a lack of compelling evidence to make a change.

**CASE 20-199 Lee & Harrison, Partnership %combined properties**

5400 Lee Hwy

RPC: 09-002-001

Mitchell Wilson 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 county's assessment of \$10,899,000.

**Decision and Rationale:** Jose Penaranda moved to confirm the county's assessment of \$10,899,000. Mary Hogan seconded. The motion passed unanimously, 7-0, to confirm the county's assessed value of \$10,899,000.. The rationale was a lack of compelling evidence to make a change.

**CASE 20-194 3130 Lee Highway Associates LLC**

3130 Lee Hwy

RPC: 15-012-041

Paola Castillo represented the owner and presented the case to the Board.

Laurie Roskind Arlington County commercial 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 county's assessment of \$7,568,600.

**Decision and Rationale:** Mary Dooley moved to confirm the county's assessment of \$7,568,600. Mark Yates seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$7,568,600. The rationale was a lack of compelling evidence to make a change.

**CASE 20-208 2710 S Nelson SP LLC**

2710 S Nelson St

RPC: 29-002-009

Paola Castillo represented the owner and presented the case to the Board.

Laurie Roskind Arlington County commercial 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 county's assessment of \$12,562,700.

**Decision and Rationale:** Jose Penaranda moved to reduce the county's assessment to \$11,084,300. Barnes Lawson seconded. The motion passed unanimously, 7-0, to reduce the county's assessed value to \$11,084,300. The rationale was based on vacancy and income expenses recorded for this year.

**III. Other Business**


**IV. Minutes**

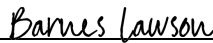
**V. Recess Meeting**

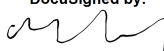
There being no further business the meeting was recessed at **10:59 a.m.** until July 7<sup>th</sup>, 2020


Minutes by: Rosa I. Torres

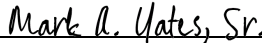
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9CA83DE685F04B Mary P. Dooley

DocuSigned by:  
  
C5FB90941B35673 Jose Penaranda

DocuSigned by:  
  
55F6E9D3B991B Barnes Lawson

DocuSigned by:  
  
8A57B5D61903A Mary Hogan

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4C8FD98799C149E Greg Hoffman

DocuSigned by:  
  
EA8D86396042A Mark Yates Jr.

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578D9B18CA0F410 Ken Matzkin