

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 28, 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, Christopher Chikes, Commercial Appraiser Erwving Bailey, Commercial Supervisor appraiser for the Department of Real Estate Assessments 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 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 20-17 *Del Virginia Square LLC*

901 N Nelson St
RPC: 14-038-008

Suzanne Ross 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 \$105,527,200.

Decision and Rationale: Mary Dooley moved to confirm the county’s assessment of \$105,527,200. Mark Yates seconded. The motion passed unanimously, 7-0, to confirm the county’s assessed value of \$105,527,200. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-5 *Tishman Speyer Archstone*

1500 Key Blvd.
EU1601803A
RPC: 16-034-001, 16-034-002 & 16-034-031

Suzanne Ross 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 \$132,672,600.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$132,672,600. Mary Hogan seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$132,672,600. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-4 ***Equity Residential Joyce On Pentagon Row LLC***

1401 S Joyce St
RPC: 35-005-034

Suzanne Ross 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 \$143,028,900.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$143,028,900. Barnes Lawson seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$143,028,900. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-2198 ***Capital Second Investments, LLC***

2480 S Glebe Rd
RPC: 31-034-024

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 \$11,541,600.

Decision and Rationale: Ken Matzkin moved to reduce the county's assessment to \$10,652,300. Barnes Lawson seconded. The motion passed, 6-1, to confirm the county's assessed value to \$10,652,300. Mary Dooley was the dissenting vote. The rationale was based on removing the value of the personal property taxes.

CASE 20-195 ***Capital First Investments, LLC***

2480 South Glebe Rd
RPC: 31-034-025

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 of \$9,566,900.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$9,566,900. seconded. Mary Hogan. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$9,566,900. The rationale was based on the lack of compelling evidence to make a change.

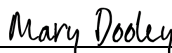
III. Other Business

IV. Minutes

V. Recess Meeting

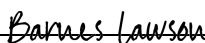
There being no further business the meeting was recessed at 10:32a.m. until July 29, 2020

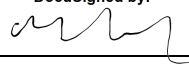
Minutes by: Rosa I. Torres

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Mary P. Dooley

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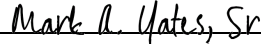
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Jose Penaranda

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Barnes Lawson

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Mary Hogan

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Greg Hoffman

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Mark Yates Jr.

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Ken Matzkin