

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 29, 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 Erwving Bailey, Commercial Supervisor Appraiser for the Department of Real Estate Assessments and Richard Millman, Department of Real Estate Assessments Director.

Live Broadcasting: David Wood, Cables 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 20-245 *Concord Crystal City*

2600 Crystal Drive
EU3402702A
RPC: 34-027-033 & 34-027-024

Sean Radin 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 \$167,033,900.

Decision and Rationale: Jose Penaranda moved to reduce the county’s assessment to \$166,663,700. Ken Matzkin seconded. The motion passed, unanimously, 7-0, to confirm the county’s assessed value of \$166,663,700. The rationale was based on adjusting the retail portion at a 7% cap rate.

CASE 20-238

9TH Road Residences, LLC

3119 9th Rd N
RPC: 19-007-038

Sean Radin 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 \$13,447,800

Decision and Rationale: Ken Matzkin moved to reduce the county's assessment to \$13,119,800. Barnes Lawson seconded. The motion passed, 5-2, to confirm the county's assessed value to \$13,119,800. Mary Hogan and Jose Penaranda were the dissenting votes. The rationale was based on increasing the operating expenses from 18 to 20% of projected gross income.

CASE 20-230 ***10th St. Flats, LLC***

3110 10th St. N
RPC: 19-007-040

Sean Radin 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 \$76,672,000.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$76,672,000. Greg Hoffman seconded. The motion passed unanimously, 7-0, to confirm the county's assessed value of \$76,672,000. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-221 ***1325 Wilson Ground Owner, LLC***

1325 Wilson Blvd.
RPC: 16-036-005

Grant Steinhauser 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 \$69,425,300.

Decision and Rationale: Greg Hoffman moved to confirm the county's revised assessment of \$69,425,300. Barnes Lawson seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value to \$69,425,300. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-216 ***JBG/Potomac Yards Hotel I***

2800 Potomac Ave.
RPC: 34-027-562

Grant Steinhauser 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 \$89,546,500.

Decision and Rationale: Jose Penaranda moved to confirm the county’s revised assessment of \$89,546,500. Barnes Lawson seconded. The motion passed, unanimously, 7-0, to confirm the county’s assessed value to \$89,546,500. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-218 *Washington Office Tower LLC & Meristar PC LLC/WHM, LLC*
1250 S Hayes St.
RPC: 35-005-024

Grant Steinhauser 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 \$116,071,600.

Decision and Rationale: Jose Penaranda moved to confirm the county’s revised assessment of \$116,071,600. Mary Hogan seconded. The motion passed, unanimously, 7-0, to confirm the county’s assessed value to \$116,071,600. 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 11:16a.m. until August 4, 2020

Minutes by: Rosa I. Torres

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Mary Dooley
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Mary P. Dooley

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Jose Penaranda
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Jose Penaranda

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Barnes Lawson
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Barnes Lawson

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Mary Hogan
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Mary Hogan

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Greg Hoffman
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Greg Hoffman

DocuSigned by:
Mark A. Yates, Sr.
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Mark Yates Jr.

DocuSigned by:
Ken Matzkin
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Ken Matzkin