

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

July 7, 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:** Erwving Bailey, Commercial Supervisor appraiser for Real Estate Assessments, Laurie Roskind, Commercial Appraiser, Deidra Kelly, Commercial Supervisor appraiser for Real Estate Assessments and Richard Millman, Department of Real Estate Assessments Director and Chester Carr, IT for the Department of Real Estate Assessments.

**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 20-254 Columbia Hills East Limited & Columbia Hills West Partnerships***

1000 S Frederick St  
EU2800402A  
RPC: 28-004-016 & 28-004-017

John Kinney and Nathaniel Root represented the owner and presented the case before the Board.

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 \$37,395,300 to \$36,453,000. The county recommended that the Board confirm the revised assessment of \$36,453,000.

**Decision and Rationale:** Mary Dooley moved to reduce the county’s revised assessment to \$34,244,800. Mary Hogan seconded. The motion passed 4-3, to reduce the county’s revised assessed value to \$34,244,800. Jose Penaranda, Greg Hoffman and Mark Yates were the dissenting votes. The rationale was based on the actual income stabilized at 3% and the county’s revised number for expenses.

**CASE 20-256**                      ***APAH Westover Apartments, Limited Partnership***

5705 Washington Blvd.

EU0900507A

RPC: 09-070-004, 09-070\*-005, 09-062-006, 09-062-002, 09-039-016, 09-039-017, 09-039-018 & 09-064-002

John Kinney and Nathaniel Root represented the owner and presented the case to the Board.

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 \$11,423,400 to \$10,458,300. The county recommended that the Board confirm the revised assessment of \$10,458,300.

**Decision and Rationale:** Jose Penaranda moved to confirm the county's revised assessment of \$10,458,300. Mary Dooley seconded. The motion passed unanimously, 7-0, to confirm the county's revised value of \$10,458,300. The rationale was to accept the county's revised recommendation.

**CASE 20-257**                      ***Gilliam Place LLC***

3507 Columbia Pike

EU2304002A

RPC: 23-040-015 & 23-040-016

Nathaniel Root represented the owner and presented the case to the Board.

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 \$35,133,900 to \$30,390,700. The county recommended that the Board confirm the revised assessment of \$30,390,700.

**Decision and Rationale:** Mary Dooley moved to confirm the county's revised assessment of \$30,390,700. Mary Hogan seconded. The motion passed, 6-1, to confirm the county's assessed value of \$30,390,700. Barnes Lawson was the dissenting vote. The rationale was to accept the county's revised recommendation.

**CASE 20-209**                      ***Gateway III LLC, C/o Thompson & Assoc. PC***

N Fillmore St

EU1802503G

RPC: 18-024-016, 18-024-017 & 18-024-018

Paola Castillo emailed on July 6<sup>th</sup> and requested to withdraw this case.

**Decision and Rationale:** Mary Dooley moved to withdraw BOE case EU1802503G. Mary Hogan seconded. The motion passed unanimously, 7-0, to accept the withdrawal request by the appellants agent, Paola Castillo. The rationale was to accept the withdrawal requested by the applicants.

**CASE 20-147**                      ***2710 S Nelson SP LLC***

2055 Wilson Blvd.

RPC: 16-030-008

Phillip Kapneck 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 \$1,035,300.

**Decision and Rationale:** Mary Dooley moved to confirm the county’s assessment of \$1,035,300. Mary Hogan seconded. The motion passed, unanimously, 7-0, to confirm the county’s assessed value of \$1,035,300. The rationale was based on a lack of evidence to make a change.

**III. Other Business**

**Late Appeals mailed after April 15<sup>th</sup> Deadline:**

RPC 09-066-017      *Kenilworth Of Arlington, LLC*  
1110 N Kenilworth Ave.

Barnes Lawson moved to deny late appeal. seconded. Jose Penaranda motion passed, unanimously, 7-0, to deny late BOE appeal.  
The rationale was based on lack of compelling evidence/justification to accept late submission.

RPC 09-066-016      *1118 Of Arlington, LLC*  
1118 N Kenilworth Ave.

Barnes Lawson moved to deny late appeal. Jose Penaranda seconded. The motion passed unanimously, 7-0, to deny late appeal.  
The rationale was based on lack of compelling evidence/justification to accept late submission.

RPC 09-070-003      *Eleven St. Of Arlington, LLC*  
Westover Park

Barnes Lawson moved to deny late appeal. Jose Penaranda seconded. The motion passed unanimously, 7-0, to deny late appeal.  
The rationale was bases on lack of compelling evidence/justification to accept late submission.

**IV. Minutes**

**V. Recess Meeting**

There being no further business the meeting was recessed at **11:13 a.m.** until July 8<sup>th</sup>, 2020

Minutes by: Rosa I. Torres

DocuSigned by:  
*Mary Dooley*  
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Mary P. Dooley

DocuSigned by:  
*Jose Penaranda*  
C5FB90941B35472  
Jose Penaranda

DocuSigned by:  
*Barnes Lawson*  
55F6E9D3B9911D8  
Barnes Lawson

DocuSigned by:  
*Mary Hogan*  
8A57B5D61903444  
Mary Hogan

DocuSigned by:  
*Greg Hoffman*  
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Greg Hoffman

DocuSigned by:  
*Mark A. Yates, Sr.*  
EA8D86396042488  
Mark Yates Jr.

DocuSigned by:  
*Ken Matzkin*  
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Ken Matzkin