

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 8, 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, Robert 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 and Chester Carr, IT for the Department of Real Estate Assessments.

Live Broadcasting: 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 20-202 *Donaldson Run Recreation Asso Inc. %Wallace*

2729 N Marcey Rd
RPC: 04-011-229

Mary Dooley informed that she knows the appellant/Peter Fallon personally, but it will not affect her decision in the case.

Peter Fallon and Mike Griffin represented the owner and presented the case before the Board.

Laurie Roskind, Arlington County appraiser and 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, the county recommended that the Board confirm the county’s assessment of \$3,483,100.

Decision and Rationale: Greg Hoffman moved to reduce the county’s assessment to \$3,034,400. Mary Hogan seconded. The motion passed 5-2 to reduce the county’s assessed value to \$3,034,400. Ken Matzkin and Jose Penaranda were the dissenting votes. The rationale was based on the change of land and improvement.

CASE 20-20 *Roslyn Syndicate LC %Dittmar Co.*

1900 Fort Meyer Drive & 20th St. N
EU1600602H
RPC: 16-022-003, 16-022-004 & 16-015-100

Blake Warren and Jeremy Chitlik represented the owner and presented the case to the Board.

Chris Chikes, 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 \$109,424,300 to \$62,859,800. The county recommended that the Board confirm the revised assessment of \$62,859,800.

Decision and Rationale: Mary Dooley moved to confirm the county's revised assessment of \$62,859,800. Mary Hogan seconded. The motion passed, 5-2, to confirm the county's revised value of \$62,859,800. Greg and Barnes were the dissenting votes. The rationale was to accept the county's revised recommendation.

CASE 20-270 *2900 Clarendon Commercial LLC, C/O Bush Construction Corp.*

1220 N Fillmore St.
RPC: 18-014-015

Andrew Viola and Diane Waters represented the owner and presented the case to the Board.

Barnes Lawson informed that he would not sit on this case because of conflict of interests.

Robert 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 \$8,148,100 to \$7,299,200. The county recommended that the Board confirm the revised assessment of \$7,299,200.

Decision and Rationale: Gregg Hoffman moved to reduce the county's revised assessment to \$6,158,700. Mary Dooley seconded. The motion passed, 6-0, to reduce the county's revised assessed value to \$6,158,700. The rationale was based on test column and 8% cap rate.

CASE 20-204 *2111 Wilson Blvd.*

2111 Wilson Blvd.
EU16014040
RPC: 16-030-022, 16-030-023, 16-030-024 & 16-030-025

Tanja Castro represented the owner and presented the case to the Board.

Christopher Chikes 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 \$283,250,400.

Decision and Rationale: Mary Dooley moved to confirm the county's revised assessment of \$283,250,400. Mark Yates seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$283,250,400. The rationale was a lack of compelling evidence to make a change.

CASE 20-182 **CNL Retirement Sun 1 LP, C/o Sunrise Sr. Living/Tax Dept.**

2000 Glebe Rd.

RPC: 07-006-344

Bobby Wilbanks did not attend virtual hearing to present his 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 resulted in a reduction from \$5,879,400to \$5,685,800. The county recommended that the Board confirm the revised assessment of \$5,685,800.

Decision and Rationale: Mary Dooley moved to accept the county’s revised 2020 assessment of \$5,685,800. Barnes Lawson seconded. The motion passed, unanimously, 7-0, to confirm the county’s revised assessed value of \$5,685,800. The rationale was to accept county’s revised recommendation.

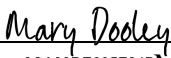
III. Other Business

IV. Minutes

V. Recess Meeting

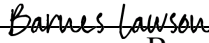
There being no further business the meeting was recessed at **11:24a.m.** until July 22th, 2020

Minutes by: Rosa I. Torres

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9CA83DE685F04B Mary P. Dooley


DocuSigned by:

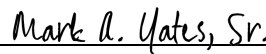
C5FB90941B3478 Jose Penaranda


DocuSigned by:

55F6E9D3B9914B Barnes Lawson

DocuSigned by:

8A57B5D619034B4 Mary Hogan

DocuSigned by:

4C8FD98799C143B Greg Hoffman

DocuSigned by:

EA8D863960424B Mark Yates Jr.

DocuSigned by:

578D9B18CA0F4B Ken Matzkin