

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

August 18, 2020

Members Present: Mary P. Dooley – Chair
Jose Penaranda – Secretary
Mary Hogan
Mark Yates Sr
Ken Matzkin
Barnes Lawson
Gregg Hoffman

Members Absent:

Staff Present: Christopher Chikes, Commercial Appraiser Erwving Bailey, Commercial Supervisor Appraiser for the Department of Real Estate Assessments, Deidra Kelly, Commercial Supervisor Appraiser & Records Manager for the Department of Real Estate Assessments and Richard Millman, Department of Real Estate Assessments Director.

Live Recording & Live Caption: Rosa I. Torres

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 recorded live with and closed caption to be posted in YouTube and on the Real Estate Assessments webpage.

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 20-249 *US MF Beacon, LLC*

1200 N Irving St
RPC: 15-078-025

Sean Radin represented the owner and presented the case before the Board.

Christopher Chikes, Arlington County commercial appraiser and Erwving Bailey, Arlington County commercial appraiser supervisor with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$97,255,600 to \$91,842,300. The county recommended that the Board confirm the revised assessment of \$91,842,300.

Decision and Rationale: Ken Matzkin moved to confirm the county’s revised assessment of \$91,842,300. Mark Yates seconded. The motion passed unanimously, 4-3, to confirm the county’s assessed value of \$91,842,300. Gregg Hoffman, Mary Hogan and Barnes Lawson were the dissenting votes. The rationale was based on the county’s revised assessment.

CASE 20-214 **CWI 2 Arlington Hotel, LLC**

1121 19th St N
RPC: 16-018-146

Grant Steinhauser represented the owner and presented the case to the Board.

Christopher Chikes, Arlington County commercial appraiser and Erwving Bailey, Arlington County commercial appraiser supervisor with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$51,579,700 to \$48,546,500. The county recommended that the Board confirm the revised assessment of \$48,546,500.

Decision and Rationale: Greg Hoffman moved to reduce the county's revised assessment to \$47,128,500. Jose Penaranda seconded. The motion passed, unanimously, 7-0, to reduce the county's revised value to \$47,128,500. The rationale was based on the county's test column increasing the reserve allowance to 4%.

CASE 20-9 **Third Courthouse Plaza-Lessee**

2250 Clarendon Boulevard
EU1802402A
RPC: 18-005-040, 18-004-066 & 18-004-071

Suzanne Ross represented the owner and presented the case to the Board.

Christopher Chikes Arlington County commercial appraiser with the Department of Real Estate Assessments Erwving Bailey, Arlington County commercial appraiser supervisor with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$171,276,200 to \$171,357,300. The county recommended that the Board confirm the revised assessment of \$171,357,300.

Decision and Rationale: Mary Dooley moved to confirm the county's revised assessment of \$171,357,300, Mary Hogan seconded. The motion passed unanimously, 7-0 to confirm the county's assessed value of \$171,357,300. The rationale was based on accepting the county's revised assessment, correcting the tax-exempt portion on column F1 and F2 for a final value of tax exempt portion of \$143,940,100.

CASE 20-14 **EQR-Wellfan 2008 LP**

3000 Washington Boulevard
RPC: 18-027-013

Suzanne Ross represented the owner and presented the case to the Board.

Christopher Chikes Arlington County commercial appraiser with the Department of Real Estate Assessments Erwving Bailey, Arlington County commercial appraiser supervisor 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 \$128,226,800.

Decision and Rationale: Mary Dooley moved to confirm the county's revised assessment of \$128,226,800. Barnes Lawson seconded. The motion passed, unanimously, 7-0 to confirm, the county's assessed value of \$128,226,800. 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 10:33 **a.m.** until August 19, 2020

Minutes by: Rosa I. Torres

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Mary Dooley
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Mary P. Dooley

DocuSigned by:
Jose Penaranda
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Jose Penaranda

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Barnes Lawson
55F6E9D3B9914DB
Barnes Lawson

DocuSigned by:
Mary Hogan
8A57B5D619034B3
Mary Hogan

DocuSigned by:
Greg Hoffman
4C8FD98799C146E
Greg Hoffman

DocuSigned by:
Mark A. Yates, Sr.
EA8D863960424A4
Mark A Yates Sr

DocuSigned by:
Ken Matzkin
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Kent Matzkin