

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

August 19, 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, Laurie Roskind, 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, Director for the Department of Real Estate Assessments.

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 20-124 *FC Ballston Common LLC*

671 N Glebe Rd
EU1403502G
RPC: 14-059-036 & 14-059-047

Shawn Venstrom represented the owner and presented the case before the Board.

Laurie Roskind, 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 \$155,531,200 to \$119,338,000. The county recommended that the Board confirm the revised assessment of \$119,338,000.

Decision and Rationale: Jose Penaranda moved to reduce the county's revised assessment to \$110,056,100. Ken Matzkin seconded. The motion passed, unanimously, 7-0, to reduce the county's assessed value to \$110,056,100. The rationale was based on increasing the cap rate to 9% on the revised NOI on column F.

CASE 20-7 ***Arlington Ridge (E&A) LLC, C/O A/P Dept.***

2901 Glebe Rd
EU3800502G
RPC: 38-019-001 & 38-019-002

Rebecca Miller represented the owner and presented the case to the Board.

Laurie Roskind 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 \$30,416,900.

Decision and Rationale: Mary Dooley moved to confirm the county's revised assessment of \$30,416,900. Mark Yates seconded. The motion passed, unanimously, 7-0, to confirm, the county's assessed value of \$30,416,900. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-104 ***Ashford Crystal City Partners, LP ET AL***

1300 Richmond Hwy
RPC: 35-001-375

Blake Warren 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 \$60,681,600 to \$58,496,100. The county recommended that the Board confirm the revised assessment of \$58,496,100.

Decision and Rationale: Greg Hoffman moved to confirm the county's revised assessment of \$58,496,100, Mary Dooley seconded. The motion passed unanimously, 7-0, to confirm the county's assessed value of \$58,496,100. The rationale was based on accepting the county's revised assessment.

CASE 20-10 ***Tishman Speyer Archstone***

1801 Crystal Drive
RPC: 34-020-232

Jeremy Chitlik 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 \$73,317,400.

Decision and Rationale: Barnes Lawson moved to reduce the county's revised assessment to \$71,762,300. Greg Hoffman seconded. The motion passed, 6-1, to reduce, the county's assessed value to \$71,762,300. Ken Matzkin was the dissenting vote. The rationale was based on reducing to the test column.

CASE 20-12 *Lofts 590, LLC*

590 15th St S
RPC: 35-011-009

Jeremy Chitlik 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 \$86,386,800.

Decision and Rationale: Mary Dooley moved to confirm the county’s revised assessment of \$86,386,800. Mary Hogan seconded. The motion passed, unanimously, 7-0, to confirm, the county’s assessed value of \$86,386,800. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-13 *Tishman Speyer Archstone*

400 15th St S
RPC: 35-009-008

Jeremy Chitlik 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 \$54,201,500.

Decision and Rationale: Mary Dooley moved to confirm the county’s revised assessment of \$54,201,500. Jose Penaranda seconded. The motion passed, unanimously, 7-0, to confirm the county’s assessed value of \$54,201,500. The rationale was based on the lack of compelling evidence to make a change.

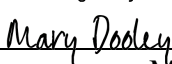
III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 11:08 a.m. until August 25, 2020

Minutes by: Rosa I. Torres

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C5FB90941B36472 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 Sr

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Ken Matzkin
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