

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

August 25, 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: Robert Peralta, Commercial Appraiser, Laurie Roskind, Commercial Appraiser, Erwving Bailey, Commercial Supervisor Appraiser for the Department of Real Estate Assessments, Deidra Kelly, Commercial Supervisor Appraiser & Records Manger 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 20-151 3804 Wilson Blvd. GP, C/O Schupp Commercial

3804 Wilson Blvd.
RPC: 20-003-003

Dilan Ciraldo and Grant Steinhauser represented the owner and presented the case before the Board. Barnes Lawson will not hear this case due to conflict of interests.

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 \$5,250,600.

Decision and Rationale: Greg Hoffman moved to reduce the county's assessment to \$4,965,000. Mary Hogan seconded. The motion passed, 5-1, to confirm the county's assessed value to \$4,965,000. Jose Penaranda was the dissenting vote. The rationale was based on returning to the 2019 assessment, lowering the rent summary of 38 ½ and 29 ¼.

CASE 20-180 ***Eclipse Commercial Condo***

3650 S Glebe Rd

EU3406716G

RPC: 34-027-073, 34-027320, 34-027322, 34-027-323, 34-027324 & 34-027-074

Shawn Eskow and Grant Steinhauser represented the owner and presented the case before 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 \$31,903,600.

Decision and Rationale: Jose Penaranda moved to reduce the county's assessment to \$27,741,200. Greg Hoffman seconded. The motion passed, 7-0, to confirm the county's assessed value to \$27,741,200. The rationale was based on increasing the vacancy to 4% and cap rate to 8% on the county test column F.

CASE 20-219 ***Virginia Concrete Co.***

2651 Shirlington Rd.

RPC: 31-034-004

Heather Reichert represented the owner and requested to withdraw this case.

Decision and Rationale: Mary Dooley moved to confirm the withdrawal of RPC 31-034-004 requested by the appellant. Barnes Lawson seconded. The motion passed, unanimously, 7-0, to accept the withdrawal. The rationale was based on the appellant's request to withdraw.

CASE 20-220 ***Virginia Concrete Company, Inc. C/O Fas 1401-843***

Shirlington Rd.

RPC: 31-034-039

Heather Reichert represented the owner and requested to withdraw this case.

Decision and Rationale: Mary Dooley moved to confirm the withdrawal of RPC 31-034-004 requested by the appellant. Barnes Lawson seconded. The motion passed, unanimously, 7-0, to accept the withdrawal. The rationale was based on the appellant's request to withdraw the case.

CASE 20-81 ***Crystal Square 4***

241 S 18th St.

RPC: 34-020-275

Ilene Boorman represented the owner and requested to withdraw this case.

Decision and Rationale: Mary Dooley moved to confirm the withdrawal of RPC 31-034-004 requested by the appellant. Ken Matzkin seconded. The motion passed, unanimously, 7-0, to accept the withdrawal. The rationale was based on the appellant's request to withdraw the case.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:09 a.m. until August 26, 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

DocuSigned by:
Barnes Lawson
55F6E9D3B99141
Barnes Lawson

DocuSigned by:
Mary Hogan
8A57B5D619034B7
Mary Hogan

DocuSigned by:
Greg Hoffman
4C8FD98799C43B
Greg Hoffman

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

DocuSigned by:
Ken Matzkin
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Ken Matzkin