

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

August 5, 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 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 20-128 *HPTCY Corporation*

1533 Clarendon Blvd.

EU1700404H

RPC: 17-004-007, 17-004-008, 17-004-009 & 147-004-010

Suzanne Ross 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, the county recommended that the Board confirm the county’s assessment of \$39,545,700.

Decision and Rationale: Greg Hoffman moved to reduce the county’s assessment to \$36,582,900. Mary Hogan seconded. The motion passed, 6-1, to reduce the county’s assessed value to \$36,582,900. Jose Penaranda was the dissenting vote. The rationale was based on the deduction of the personal property taxes.

CASE 20-149

Village Center Partners, LLC & Orr Partners

940 S George Mason Drive

EU2300303A

RPC: 23-034-017, 023-34-018 & 23-034-019

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

Christopher Chikes, Arlington County commercial appraiser and Erwing 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 \$134,006,500.

Decision and Rationale: Greg Hoffman moved to confirm the county's revised assessment to \$134,006,500. Mary Hogan seconded. The motion passed, 6-1, to confirm the county's assessed revised value of \$134,006,500. Barnes Lawson was the dissenting vote. The rationale was based on the county's revised assessment.

CASE 20-106 ***Ashford Crystal Gateway LP & Ashford Hospitality TR Inc.***

1700 Richmond Highway

EU3501102H

RPC: 35-009-007 & 35-009-009

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 presented the case for the county. After a review of the assessment resulted in a reduction from \$159,436,700 to \$149,288,700. The county recommended that the Board confirm the revised assessment of \$149,288,700.

Decision and Rationale: Mary Dooley moved to confirm the county's revised assessment of \$149,288,700. Mark Yates seconded. The motion passed unanimously, 7-0, to confirm the county's assessed value of \$149,288,700. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-101

AVR Crystal City Hotel I, LLC & AVR Crystal City Hotel II, LLC

1800 Richmond Hwy

RPC: 36-016-004

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 presented the case for the county. After a review of the assessment resulted in a reduction from \$70,905,100 to \$69,045,000. The county recommended that the Board confirm the revised assessment of \$69,045,000.

Decision and Rationale: Jose Penaranda moved to reduce the county's revised assessment to \$68,105,900. Mary Dooley seconded. The motion passed unanimously, 7-0, to reduce the county's assessed value to \$68,105,900. The rationale was based on increasing the expenses to 58.5%.

CASE 20-217 JBG/Potomac Yards Hotel II & JBG Smith Properties

RPC: 34-027-563

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

Christopher Chikes Arlington County commercial 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 \$80,991,700 to \$75,802,100 The county recommended that the Board confirm the revised assessment of \$75,802,100.

Decision and Rationale: Mary Dooley moved to accept the county’s revised assessment of \$75,802,100. Mary Hogan seconded. The motion passed unanimously, 7-0, to confirm the county’s assessed value of \$75,802,100. The rationale was based on the appellant accepting the county’s revised reduction.


III. Other Business

IV. Minutes

V. Recess Meeting

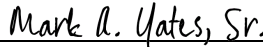
There being no further business the meeting was recessed at **a.m.** until August 12, 2020

Minutes by: Rosa I. Torres

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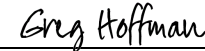
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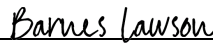
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55F6E9D3B9914D3 Barnes Lawson

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