

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 31, 2024

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

Members Absent: Johnny Mendez

Staff Present: Laurie Roskind, Arlington County commercial appraiser, Aneta Shuttlesworth, Christopher Chikes, Arlington County senior commercial appraiser and Deidra Kelly, Arlington County commercial supervisor, all for the Department of Real Estate Assessments. Derek Dubbe, Director for the Department of Real Estate Assessments.

Live Recording & Caption: Rosa I. Torres, Secretary for the Board of Equalization.

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 24-108 *RP MRP Courthouse LLC*

RPC: 18-003-108

1310 N Courthouse Rd

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

Decision and Rationale: RPC 18-003-108 has been rescheduled for August 20th, 2024.

CASE 24-42 *CP/Shawnee, LLC*

RPC: 25-001-022

700 Courthouse Rd

Suzanne Ross represented the owner and requested to withdraw this case.

Decision and Rationale: Mary Dooley moved to withdraw RPC 25-001-022. Mark Yates seconded. The motion passed, 5-0, unanimously, to withdraw RPC 25-001-022 for \$18,504,500. Gregg Hoffman was not present to vote on this case. The rationale was based on appellant's request to withdraw.

CASE 24-296 Paris Assoc LP, C/O CE Smith Co

RPC: 16-039-033

1601 N Kent St

Jordan Harman represented the owner and presented the case to the Board.

Deidra Kelly, Arlington County commercial supervisor on behalf of Robert Peralta, Arlington County commercial appraiser both 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 \$16,573,200.

Decision and Rationale: Barnes Lawson moved to reduce the county's assessment to \$15,373,200. Ken Matzkin seconded. The motion passed, 5-0, unanimously, to reduce the county's assessed value to \$15,373,200. Greg Hoffman was not present to vote on this case. The rationale was based on the prorated of the additional discount to cover the cost of the 4.1% final approval.

CASE 24-301 HSC Siena Park, LLC

RPC: 16-039-034

N Kent St

BOE member Greg Hoffman joined for the rest of the hearings.

Jordan Harman represented the owner and presented the case to the Board.

Robert Peralta, Arlington County senior commercial appraiser and Deidra Kelly, Arlington County commercial supervisor both 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 \$4,590,500.

Decision and Rationale: Barnes Lawson moved to reduce the county's assessment to \$4,406,900. Ken Matzkin seconded. The motion passed, 6-0, unanimously, to reduce the county's assessed value to \$4,406,900. The rationale was based on the prorated of the additional discount to cover the cost of the 4.1% final approval.

CASE 24-294 Paris Assoc LP, C/O CE Smith Co

RPC: 16-039-035

1611 N Kent St

Jordan Harman represented the owner and presented the case to the Board.

Robert Peralta, Arlington County senior commercial appraiser and Deidra Kelly, Arlington County commercial supervisor both 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 \$20,575,700.

Decision and Rationale: Barnes Lawson moved to reduce the county's assessment to \$19,135,700. Jose Penaranda seconded. The motion passed, 6-0, unanimously, to reduce the county's assessed value to \$19,135,700. The rationale was based on the prorated of the additional discount to cover the cost of the 4.1% final approval.

CASE 24-288 Paris Assoc LP, C/O CE Smith Co

RPC: 16-039-036

1621 N Kent St

Jordan Harman represented the owner and presented the case to the Board.

Robert Peralta, Arlington County senior commercial appraiser and Deidra Kelly, Arlington County commercial supervisor both 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 \$18,877,300.

Decision and Rationale: Barnes Lawson moved to reduce the county's assessment to \$17,508,200. Jose Penaranda seconded. The motion passed, 6-0, unanimously, to reduce the county's assessed value to \$17,508,200. The rationale was based on the prorated of the additional discount to cover the cost of the 4.1% final approval.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:40a.m. until August 6th, 2024.

Minutes by: Rosa I. Torres

Mary P. Dooley

Jose Penaranda

Barnes Lawson

Greg Hoffman

Mark A Yates Sr

Ken Matzkin

Johnny Mendez (not present)