

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 11th, 2022

Members Present: Mary Dooley – Chairman (Virtual)
Jose Penaranda – Secretary (In Person)
Mark Yates Sr (In Person)
Barnes Lawson (In Person)
Ken Matzkin (In Person)
Greg Hoffman (Virtual)

Members Absent:

Staff Present: Laurie Roskind, commercial appraiser, Robert Peralta, Commercial appraiser, Christopher Chikes, Sr. Commercial appraiser, Derek Dubbe, Director for the Department of Real Estate Assessments, Deidra Kelly, Commercial Supervisor for the Department of Real Estate Assessments and Debbie Anderson, Records Supervisor 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 a that was recorded live with and closed caption to be posted in YouTube and on the Real Estate Assessments webpage. This meeting was also attended in person by a quorum of members at the 2100 Clarendon Plaza in Dogwood Room 220.

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 22-164 *MI Jefferson Plaza LLC, C/O Lowe Enterprises*
1401 S Clark St
RPC: 34-034-339

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

Robert Peralta, Arlington County appraiser and Deidra Kelly, Commercial Supervisor for the Department of Real Estate Assessments, presented the case for the county. After a review of the assessment resulted in a reduction from \$81,742,700 to \$74,595,600. The county recommended that the Board confirm the revised assessment of \$74,595,600.

Decision and Rationale: Jose Penaranda moved to reduce the county’s assessment to \$71,972,400. Mary Dooley seconded. The motion passed, 5-0, unanimously, to accept the county’s assessed value to \$71,972,400. Barnes Lawson did not vote on this case. The rationale was based on Column G, using the County’s expenses and below the line deductions and cap rate.

CASE 22-137 *Courtland Park Assoc LC*

2500 Clarendon Blvd
RPC: 18-007-031

Blake Warren represented the owner and requested to withdraw this case before the Board.

Decision and Rationale: Mary Dooley moved to accept withdrawal of RPC 18-007-031 for \$89,063,300. Ken Matzkin seconded. The motion passed, 6-0, unanimously, to accept withdrawal.

CASE 22-135 *Wildwood Goins Associates, LLC*

5550 Columbia Pike
RPC: 28-004-003

Blake Warren represented the owner and requested to withdraw the case before the Board.

Decision and Rationale: Mary Dooley moved to accept withdrawal of RPC 28-004-003 for \$95,930,700. Ken Matzkin seconded. The motion passed, 6-0, unanimously, to accept withdrawal.

CASE 22-148 *Forest Drive Syndicate LC*

1075 S Jefferson St
RPC: 28-004-066

Blake Warren represented the owner and requested to withdraw the case before the Board.

Decision and Rationale: Mary Dooley moved to accept withdrawal of RPC 28-004-066 for \$33,380,400. Ken Matzkin seconded. The motion passed, 6-0, unanimously, to accept withdrawal.

CASE 22-194 *WRIT Paramount LLC*

11425 S Eads St
RPC: 35-001-163

Blake Warren represented the owner and requested to withdraw the case before the Board.

Decision and Rationale: Mary Dooley moved to accept withdrawal of RPC 35-001-163 for \$44,362,800. Jose Penaranda seconded. The motion passed, 6-0, unanimously, to accept withdrawal.

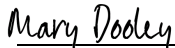
III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 9:31 **a.m.** until October 12th, 2022.

Minutes by: Rosa I. Torres

DocuSigned by:

9CA83DE685F04BA... Mary P. Dooley

DocuSigned by:
Jose Penaranda
C5FB90941B36472... Jose Penaranda

DocuSigned by:
Barnes Lawson
55F6E9D3B9914D8... Barnes Lawson

DocuSigned by:

4C8FD98799C143B... Greg Hoffman

DocuSigned by:
Mark A. Yates, Sr.
EA8D8639604243B... Mark A Yates Sr

DocuSigned by:

578D9B18CA0F4BD... Ken Matzkin