

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 25th, 2022

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

Members Absent: Greg Hoffman

Staff Present: Robert Peralta, Commercial appraiser, Christopher Chikes, Sr. Commercial appraiser, Derek Dubbe, Director for the Department of Real Estate Assessments, Deidra Kelly, Commercial Supervisor 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 Teams Meeting a that was recorded live with and closed caption to be posted in YouTube and on the Real Estate Assessments webpage. This BOE hearing was also held in person at Dog Wood room 220 at 2100 Clarendon Blvd.

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 22-267 *Wakefield Syndicate*
911 S Buchanan St
EU2300304A
RPC: 23-037-011, 23-037-023, 23-037-025 & 23-037-026

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

Christopher Chikes, Arlington County Commercial Appraiser and Deidra Kelly, Arlington County Commercial 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 \$38,265,200.

Decision and Rationale: Mary Dooley moved to reduce the county’s assessment to \$35,179,300. Barnes Lawson seconded. The motion passed, 5-0, unanimously, to reduce the county’s assessed value to \$35,179,300. Greg Hoffman was not present. The rationale was based on using the assessed NOI and changing back to garden style to 6.2 cap rate.

CASE 22-89

RPI Wayne St, LLC

323 S Wayne St
EU2400204A

RPC: 24-030-021, 24-030-020, 24-031-028 & 24-031-048

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

Christopher Chikes, Arlington County Commercial 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 \$7,407,800 to \$7,131,400. The county recommended that the Board confirm the revised assessment of \$7,131,400.

Decision and Rationale: Mary Dooley moved to reduce the county’s assessment to \$6,995,100. Barnes Lawson seconded. The motion passed,5-0, unanimously, to reduce the county’s assessed value to \$6,995,100. The rationale was based on reducing the assessment prior to exemption taken off to \$6,995,100 .


III. Other Business


IV. Minutes

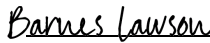
V. Recess Meeting

There being no further business the meeting was recessed at 9:51 a.m. until October 26th, 2022.

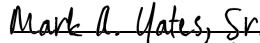
Minutes by: Rosa I. Torres

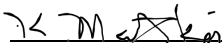
DocuSigned by:

9CA83DE685F04BA... Mary P. Dooley

DocuSigned by:

C5FB90941B36472... Jose Penaranda

DocuSigned by:

55F6E9D3B9914D8... Barnes Lawson

Greg Hoffman (not present)

DocuSigned by:

EA8D8639604243B... Mark A Yates Sr

DocuSigned by:

578D9B18CA0F4BD... Ken Matzkin