

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

October 26<sup>th</sup>, 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 (In Person)

**Members Absent:**

**Staff Present:** Robert Peralta, Commercial appraiser, Christopher Chikes, Sr. Commercial appraiser, Derek Dubbe, Director 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 Teams Meeting a that was recorded live with and closed caption to be posted in YouTube and on the Real Estate Assessments webpage. This hearing was also held in person at the 2100 Clarendon Blvd, Dog 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 22-206**                      *4601 N Fairfax Dr Investors, LLC, C/O UBS Realty LLC*  
4601 Fairfax Dr  
RPC: 14-013-022

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

Robert Peralta, 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 \$76,720,300 to \$75,187,300. The county recommended that the Board confirm the revised assessment of \$75,187,300.

**Decision and Rationale:** Barnes Lawson moved to reduce the county’s assessment to \$62,803,500. Greg Hoffman seconded. The motion passed, 5-1, to reduce the county’s assessed value to \$62,803,500. Jose Penaranda was the dissenting vote. The rationale was based on using the County’s test numbers and applying a cap rate of 8.5%.

**CASE 22-260**

***Jamestown Premier Stafford I LLC***

4201 Wilson Blvd

RPC: 14-048-012

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

Robert Peralta, 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 \$175,193,700 to \$163,231,600. The county recommended that the Board confirm the revised assessment of \$163,231,600.

**Decision and Rationale:** Jose Penaranda moved to reduce the county's assessment to \$153,104,800. Mark Yates seconded. The motion passed, 6-0, unanimously, to reduce the county's assessed value to \$153,104,800. The rationale was based on increasing the expenses to \$7.50 per sq foot and \$110 sq foot for TI.

**CASE 22-171**

***650 N Glebe LLC***

650 N Glebe Rd

RPC: 20-012-393

Blake Warren represented the owner and presented the case to 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 \$59,723,600 to \$55,628,200. The county recommended that the Board confirm the revised assessment of \$55,628,200.

**Decision and Rationale:** Ken Matzkin moved to accept the county's reduced assessment of \$55,628,200. Greg Hoffman seconded. The motion passed, 6-0, unanimously, to accept the county's assessed value of \$55,628,200. The rationale was based on accepting the county's revised assessment.

**CASE 22-211**

***Washreit Wellington Apartments, LLC***

1850 Columbia Pike

EU3200806A

RPC: 32-001-002, 32-001-003

Blake Warren represented the owner and presented the case to 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 \$160,705,800 to \$152,726,200. The county recommended that the Board confirm the revised assessment of \$152,726,200.

**Decision and Rationale:** Mary Dooley moved to accept the county's reduced assessment of \$152,726,200. Jose Penaranda seconded. The motion passed, 6-0, unanimously, to accept the county's assessed value of \$156,098,000. The rationale was based on accepting the county's revised assessment.

**III. Other Business**

**IV. Minutes**

**V. Recess Meeting**

There being no further business the meeting was recessed at 10:58 **a.m.** until October 27<sup>th</sup>, 2022.

Minutes by: Rosa I. Torres

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*Mary Dooley*  
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Mary P. Dooley

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*Jose Penaranda*  
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Jose Penaranda

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*Barnes Lawson*  
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*Greg Hoffman*  
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*Mark A. Yates Sr.*  
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Mark A Yates Sr

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