

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

September 20<sup>th</sup>, 2022

**Members Present:** Mary Dooley - Chairman  
Jose Penaranda – Secretary  
Mark Yates Sr  
Barnes Lawson  
Ken Matzkin  
Greg Hoffman

**Members Absent:**

**Staff Present:** Laurie Roskind, Arlington County commercial appraiser, Robert Peralta, commercial appraiser, Christopher Chikes, senior commercial appraiser 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 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 22-223          Ames Center LC**  
1820 Fort Myer Dr  
1603603A  
RPC: 16-036-002, 16-036-004 & 16-036-006

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

Christopher Chikes, Arlington County senior appraiser for the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$66,320,000 to \$65,432,600. The county recommended that the Board confirm the revised assessment of \$65,432,600.

**Decision and Rationale:** Mary Dooley moved to accept the county’s assessment of \$65,432,600. Barnes Lawson seconded. The motion passed, 5-1, to reduce the county’s assessed value to \$65,432,600. Greg Hoffman was the dissenting vote. The rationale was based on the allocation from the original assessment and the reduction to parcel 16-036-002.

**CASE 22-63          CP/Shawnee, LLC**  
700 S Courthouse RD  
RPC: 25-001-022

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

Barnes Lawson recused himself from this case.

Laurie Roskind, Arlington County Appraiser and Christopher Chikes, Arlington County commercial senior appraiser 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 \$16,512,100

**Decision and Rationale:** Jose Penaranda moved to confirm the county's assessment of \$16,512,100. Ken Matzkin seconded. The motion passed, 4-1, to confirm the county's assessed value of \$16,512,100. Greg Hoffman was the dissenting vote; The rationale was based on the lack of compelling evidence to make a change.

**CASE 22-62**                    **Potomac Towers**

2001 N Adams St

RPC: 15-004-034

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

Barnes Lawson recused himself from this case.

Christopher Chikes, Arlington County senior appraiser for the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$118,481,100 to \$116,589,500, The county recommended that the Board confirm the revised assessment of \$116,589,500.

**Decision and Rationale:** Jose Penaranda moved to accept the county's reduced assessment of \$116,589,500. Mary Dooley seconded. The motion passed, 5-0, unanimously, to accept the county's assessed value of \$116,589,500. The rationale was based on accepting the county's revised assessment before the exemption.

**CASE 22-53**                    **Amelia 2 LC, Dittmar Company**

3807 Wilson Blvd

RPC: 14-041-187

Blake Warren and Jeremy Chitlik represented the owner and presented the case before the Board.

Christopher Chikes, Arlington County senior appraiser for the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$43,715,100 to \$41,944,300, The county recommended that the Board confirm the revised assessment of \$41,944,300.

**Decision and Rationale:** Ken Matzkin moved to accept the county's reduced assessment of \$41,944,300. Barnes Lawson seconded. The motion passed, 5-1, to accept the county's assessed value of \$41,944,300. Mary Dooley was the dissenting vote. The rationale was based on accepting the county's revised assessment.

**CASE 22-116**                    **Courtland Towers Associates**

1200 N Veitch St

RPC: 18-003-111

Blake Warren, Jeremy Chitlik and Greg represented the owner and presented the case before the Board.

Christopher Chikes, Arlington County senior appraiser for the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$203,910,500 to \$184,934,700, The county recommended that the Board confirm the revised assessment of \$184,934,700.

**Decision and Rationale:** Jose Penaranda moved to accept the county's reduced assessment of \$184,934,700. Barnes Lawson seconded. The motion passed, 6-0, unanimously, to accept the county's assessed value of \$184,934,700. The rationale was based on accepting the county's revised assessment.

**CASE 22-91                      Cherry Hill Apartments LC**

2110 N Monroe St

EU0505203A

RPC: 05-052-016 & 05-052-017

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

Christopher Chikes, Arlington County senior appraiser for the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$50,490,700 to \$47,359,700, The county recommended that the Board confirm the revised assessment of \$47,359,700.

**Decision and Rationale:** Ken Matzkin Moved to accept the county’s reduced assessment of \$47,359,700. Mary Dooley seconded. The motion passed,6-0, unanimously, to accept the county’s assessed value of \$47,359,700. 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 11:12a.m. until September 21<sup>st</sup>, 2022.

Minutes by: Rosa I. Torres

DocuSigned by:  
*Mary Dooley*  
9CA83DE685F04BA... Mary P. Dooley

DocuSigned by:  
*Jose Penaranda*  
C5FB90941B36472... Jose Penaranda

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

DocuSigned by:  
*Greg Hoffman*  
4C8FD98799C143B... Greg Hoffman

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

DocuSigned by:  
*Ken Matzkin*  
578D9B18CA0F4BD... Ken Matzkin