ARLINGTON COUNTY, VIRGINIA BOARD OF EQUALIZATION MINUTES

October 27th, 2022

Members Present: Mary Dooley – Chairman (In Person)

Barnes Lawson (In Person) Ken Matzkin (In Person) Mark Yates Sr (In Person)

Members Absent: Greg Hoffman & Jose Penaranda

Staff Present: Robert Peralta, 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 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 22-247 Federal Deposit Insurance, Corp ET AL C/O Rex Anderson

3501 Fairfax Dr RPC: 15-087-028

Michael Tucci represented the owner and presented the case to the Board.

Robert Peralta, Arlington County Commercial 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 \$199,857,100 to \$194,606,800. The county recommended that the Board confirm the revised assessment of \$194,606,800.

Decision and Rationale: Mary Dooley moved to accept the county's reduced assessment of \$194,606,800. Ken Matzkin seconded. The motion passed, 3-1, to accept the county's assessed value of \$194,606,800. Barnes Lawson was the dissenting vote. The rationale was based accepting the County's revised assessment.

CASE 22-129 Post Apartments Homes LP

1101 S Joyce St RPC: 35-005-031

Sean Radin represented the owner and presented the case to the Board.

Christopher Chikes, Arlington County Commercial 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 \$214,404,000 to \$199,847,000. The county recommended that the Board confirm the revised assessment of \$199,847,000.

Decision and Rationale: Mary Dooley moved to accept the county's reduced assessment of \$199,847,000. Barnes Lawson seconded. The motion passed, 4-0, unanimously, to accept the county's assessed value of \$199,847,000. The rationale was based accepting the County's revised assessment.

CASE 22-233

Zircon 1600 Wilson Property LLC, C/O Brookfield Properties, Inc

17th St N EU1700103O

RPC: 17-002-002, 17-003-031 & 17-003-032

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

Robert Peralta, Arlington County Appraiser for 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 \$247,313,500.

Decision and Rationale: Barnes Lawson moved to reduce the county's assessment to \$208,550,000. Mark Yates seconded. The motion passed, 3-1, unanimously, to reduce the county's assessed value to \$208,550,000. Ken Matzkin was the dissenting vote. The rationale was based on evidence of recent sales price.

CASE 22-243

Zircon 1600 Wilson Property LLC, C/O Brookfield Properties, Inc

1005 N Glebe Rd RPC: 14-016-019

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

Decision and Rationale: Mary Dooley moved to confirm the request to withdraw of RPC 14-016-019 for \$53,348,100. Barnes Lawson seconded. The motion passed 4-0, unanimously, to withdraw RPC 14-016-019 at appellants' request.

CASE 22-246

Zircon 1600 Wilson Property LLC, C/O Brookfield Properties, Inc

1600 Wilson Blvd RPC: 17-010-210

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

Robert Peralta, Arlington County Appraiser for 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 \$58,209,600.

Decision and Rationale: Mary Dooley moved to reduce the county's assessment to \$55,923,000. Ken Matzkin seconded. The motion passed, 4-0, unanimously, to reduce the county's assessed value to \$55,923,000. The rationale was based on information provided by the appellant's representative, Blake Warren.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:33 a.m. until May 2023 next year.

Minutes by: Rosa I. Torres

— DocuSigned by: Maru Dooley
9CA83DE685F04BA Mary P. Dooley
Jose Penaranda (not present)
Docusigned by: Barrus Lawson
55F6E9D3B9914D8 Barnes Lawson
Greg Hoffman (not present)
DocuSigned by:
Mark A. Hates, Sr. EABD8639604243B Mark A Yates Sr
DocuSigned by:
578D9B18CA0F4BD Ken Matzkin