

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

August 11, 2021

Members Present: Mary P. Dooley – Chair
Jose Penaranda – Secretary
Ken Matzkin
Gregg Hoffman
Barnes Lawson
Mary Hogan
Barnes Lawson
Mark Yates

Members Absent:

Staff Present: Erwving Appraiser Supervisor with the Department of Real Estate Assessments, and Richard Millman, Department of Real Estate Assessments Director.

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 that was recorded live with and closed caption to be posted in YouTube and on the Real Estate Assessments webpage.

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 21-260 *Lee & Harrison, Partnership*

5400 Lee Hwy
RPC: 09-002-001

Mitchel Wilson represented the owner and presented the case before the Board.

Christopher Chikes, Arlington County Commercial Appraiser and Erwving Bailey, Arlington County Commercial Appraiser 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 \$10,647,000.

Decision and Rationale: Mark Yates moved to confirm the county’s assessment of \$10,647,000. Ken Matzkin seconded. The motion passed, 7-0, unanimously, to confirm the county’s assessed value of \$10,647,000. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-259 ***Fashion Centre Assoc. LLC***

1400 S Hayes St
RPC:35-005-026

Mitchel Wilson represented the owner and presented the case to the Board.

Laurie Roskind, Arlington County Commercial Appraiser and Erwving Bailey, Arlington County Commercial Appraiser 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 \$21,334,200.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$21,334,200. Mary Hogan seconded. The motion passed, 7-0, unanimously, to confirm the county's assessed value of \$21,334,200. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-90 ***FC Ballston Common LLC, C/o Brookfield Properties Retail***

671 N Glebe Rd
EU1403502G
RPC: 14-059-036 & 14-059-047

Shawn Venstrom represented the owner and presented the case to the Board.

Laurie Roskind, Arlington County Commercial Appraiser and Erwving Bailey, Commercial Appraiser Supervisor with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$115,968,200 to \$90,582,900. The county recommended that the Board confirm the revised assessment of \$90,582,900.

Decision and Rationale: Greg Hoffman moved to reduce the county's revised assessment to \$85,508,000. Barnes Lawson seconded. The motion passed, 5-2, to confirm the county' revised value of \$85,508,000. Jose Penaranda and Ken Matzkin were the dissenting votes. The rationale was based on the County's revised numbers on Column F, subtracting a 3 year lease up listed on Column G.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:28 **a.m.** until August 9th, 2021

Minutes by: Rosa I. Torres

Mary P. Dooley

Jose Penaranda

Barnes Lawson

Mary Hogan

Greg Hoffman

Mark A Yates Sr

Ken Matzkin