

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

August 18, 2021

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

Members Absent: Mary Hogan

Staff Present: Robert Peralta, Arlington County Commercial Appraiser, Christopher Chikes, Arlington County Commercial Appraiser, Ervving Bailey, Arlington County Commercial 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 21-53 *Aston Overlook LC, C/O Dittmar Co*

3444 Fairfax Dr

EU1403502A

RPC:14-035-028 & 14-035-029

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

Christopher Chikes, Arlington County Commercial Appraiser and Ervving Bailey, Arlington County Commercial 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 \$243,375,600 to \$232,370,400. The county recommended that the Board confirm the revised assessment of \$232,370,400.

Decision and Rationale: Jose Penaranda moved to reduce the county's revised assessment to \$229,301,300. Ken Matzkin seconded. The motion passed, to confirm the county's assessed value to \$229,301,300. The rationale was based on increasing the vacancy to 6% on the apartments.

CASE 21-48 ***Dolley Madison Associates LP, C/O Dittmar Co***

2300 24th Rd S
RPC: 32-024-002

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

Christopher Chikes, Arlington County Commercial Appraiser and Ervving Bailey, Arlington County Commercial 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 \$114,339,900 to \$108,158,300. The county recommended that the Board confirm the revised assessment of \$108,158,300.

Decision and Rationale: Greg Hoffman moved to reduce the county's revised assessment to \$106,554,800. Barnes Lawson seconded. The motion passed, 5-1, to confirm the county's assessed value of \$106,554,800. Ken Matzkin was the dissenting vote. The rationale was based on the increase on the vacancy of 6% on the County's Column F.

CASE 21-123 ***TMG 2500 Wilson Blvd LLC, C/O The Meridian Group***

N Cleveland St
EU18007100

RPC: 18-007-006, 18-007-008, 18-007-009, 18-007-010, 18-007-011, 18-007-021, 18-007-029 & 18-007-030

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

Robert Peralta, Arlington County Commercial with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$29,117,100 to \$25,833,400. The county recommended that the Board confirm the revised assessment of \$25,833,400.

Decision and Rationale: Greg Hoffman to accept the county's revised assessment of \$25,833,400. Mary Dooley seconded. The motion passed, to confirm the county's assessed value of \$25,833,400. Barnes Lawson was the dissenting vote. The rationale was based on accepting the County's reduced revised assessment.

CASE 21-155 ***Ballston Office Center LLC***

4200 Wilson Blvd
RPC: 14-059-034

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

Robert Peralta, Arlington County Commercial with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$52,448,700 to \$49,870,400. The county recommended that the Board confirm the revised assessment of \$49,870,400.

Decision and Rationale: Jose Penaranda moved to reduce the county's revised assessment to \$47,766,100. Mark Yates seconded. The motion passed, 6-0, unanimously, to confirm the county's assessed value to \$47,766,100. Barnes Lawson was the dissenting vote. The rationale was based on increasing expenses by .50 to \$7.75 per square foot and the TI to \$110 on the vacant spaces.

CASE 21-143 ***CFO AV 4040 Beneficiary LLC, C/O Penzance Properties LLC***

4040 Fairfax Dr
RPC:14-045-002

Jordan Harmon represented the owner and presented the case to the Board.

Erwving Bailey, Arlington County Commercial 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 \$53,705,000.

Decision and Rationale: Greg Hoffman moved to reduce the county’s assessment to \$52,586,200. Jose Penaranda seconded. The motion passed, 5-0, to confirm the county’s assessed value to \$52,586,200. Barnes Lawson abstained himself from voting on this case. The rationale was based on adjusting the vacant space rental rate to \$34 and the TI below the line to \$90.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 11:50 **a.m.** until August 25th, 2021

Minutes by: Rosa I. Torres

Mary P. Dooley

Jose Penaranda

Barnes Lawson

Mary Hogan

Greg Hoffman

Mark A Yates Sr

Ken Matzkin