

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

August 25, 2021

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

Members Absent:

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 21-136 **Ballston Plaza I**
1010 N Glebe Rd
RPC:14-013-046

Jordan Harman represented the owner and accepted the County's new reduced value of \$47,954,300.

Robert Peralta, 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 \$54,400,500 to \$47,954,300. The county recommended that the Board confirm the revised assessment of \$47,954,300.

Decision and Rationale: Mary Dooley moved to accept the county's revised reduced assessment of \$47,954,300. Mary Hogan seconded. The motion passed, 7-0, unanimously, to confirm the county's assessed value of \$47,954,300. The rationale was based on changing the cap rate and both parties agreeing to the new reduced number.

CASE 21-191 ***Lyon Village Apartments, LLC***

3000 Lee Hwy
RPC: 15-012-063

Grant Steinhauser 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 \$21,317,500 to \$20,120,200. The county recommended that the Board confirm the revised assessment of \$20,120,200.

Decision and Rationale: Mary Dooley to accept the county's revised assessment of \$20,120,200. Mary Hogan seconded. The motion passed, 5-2, to confirm the county's assessed value of \$20,120,200. Greg Hoffman and Barnes Lawson were the dissenting votes. The rationale was based on accepting the County's reduced revised assessment.

CASE 21-303 ***Union One Queen***

1600 N 16th St
EU1702702A
RPC: 17-027-010 & 17-027-011

Saul Gilstein represented the owner and signed the County's reduction.

Decision and Rationale: Mary Dooley moved to accept the appellant' signed reduction accepting the revised assessment. Mary Hogan seconded. The motion passes, 7-0, unanimously, to accept the County's signed reduction and withdrawal from Agenda.

CASE 21-314 ***Ballston Office Center LLC***

1320 N Veitch St
RPC: 18-003-602

David Conklin represented the owner and presented the case to the Board.

Erwving 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 \$249,809,100 to \$240,607,800. The county recommended that the Board confirm the revised assessment of \$240,607,800.

Decision and Rationale: Mary Dooley moved to accept the county's revised reduced assessment of \$240,607,800. Barnes Lawson seconded. The motion passed, 7-0, unanimously, to confirm the county's assessed value of \$240,607,800. The rationale was based on the County's revised assessment.

CASE 21-127 ***Eleven St of Arlington LLC***

5714 11th St N
RPC: 09-070-003

Dey Awadallah represented the owner and presented the case to the Board.

Laurie Roskind, 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 \$1,800,000.

Decision and Rationale: Jose Penaranda moved to reduce the county’s assessment to \$1,667,400. Mary Hogan seconded. The motion passed, 7-0, unanimously, to confirm the county’s assessed value of \$1,667,400. The rationale was based on the actual operating year as reported with a decrease of expenses 25.5%


III. Other Business


IV. Minutes

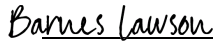
V. Recess Meeting

There being no further business the meeting was recessed at 10:55 **a.m.** until September 8, 2021

Minutes by: Rosa I. Torres

DocuSigned by:

9CA83DE685F04BA... Mary P. Dooley

DocuSigned by:

C5FB90941B36472... Jose Penaranda

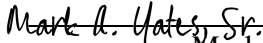
DocuSigned by:

55F6E9D3B9914D8... Barnes Lawson

DocuSigned by:

8A57B5D619034B3... Mary Hogan

DocuSigned by:

4C8FD98799C143B... Greg Hoffman

DocuSigned by:

EA8D8639604243B... Mark A Yates Sr

DocuSigned by:

578D9B18CA0F4BD... Ken Matzkin