

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

August 3, 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 21-52 *Birchwood Apartments LC*

535 N Pollard St
RPC: 20-010-026

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

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 \$39,053,800 to \$38,787,200. The county recommended that the Board confirm the revised assessment of \$38,787,200.

Decision and Rationale: Greg Hoffman moved to reduce the county’s revised assessment to \$37,138,600. Barnes Lawson seconded. The motion passed, 4-1, to confirm the county’s revised value of \$37,138,600. Jose Penaranda was the dissenting vote. Mary Hogan wasn’t online to vote on this case due to technical issues and Ken Matzkin did not participate nor vote on this case. The rationale was based on the actual operating year 2020 NOI on Column E at the County’s cap rate of 5.25%.

CASE 21-54 *Amelia 2 LC*

3807 Wilson Blvd
RPC:14-041-187

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

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 \$44,359,200 to \$42,799,400. The county recommended that the Board confirm the revised assessment of \$42,799,400.

Decision and Rationale: Mary Dooley moved to accept the county's reduced revised assessment of \$42,799,400. Barnes Lawson seconded. The motion passed, to confirm 6-0, unanimously, the county's revised value of \$42,799,400. Mary Hogan had technical issues and couldn't vote on this case. The rationale was based on accepting the county's revised assessment.

CASE 21-304 *Standard Foundation Park Shirlington, LLC*

4501 31st St S
EU2900102A
RPC: 29-003-009 & 29-018-003

Blake Warren represented the owner and requested to accept the County's revised assessment of \$41,427,000.

Decision and Rationale: Mary Dooley moved to accept the county's revised assessment of \$41,427,000. Ken Matzkin seconded. Mary Hogan couldn't vote on this case because of technical issues. The motion passed, to confirm 6-0, to accept the County's revised assessment of \$41,427,000 at the appellant's request.

CASE 21-45 *Richmond Square LC*

900 N Randolph St
EU1401405A
RPC: 14-046-006, 14-046-026, 14-046-028 & 14-046-029

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

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 \$127,930,000 to \$124,680,300. The county recommended that the Board confirm the revised assessment of \$124,680,300.

Decision and Rationale: Mary Dooley moved to reduce the county's revised assessment to \$120,942,000. Greg Hoffman seconded. The motion passed, 5-1 to reduce the county's revised value to \$120,942,000. Jose Penaranda was the dissenting vote. Mary Hogan couldn't vote on this case because of technical issues. The rationale was based on the County's test column, not touching the retail and on the apartments reducing the GPI by 200,000, ending that portion in \$120,942,000.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:25 **a.m.** until August 4th, 2021

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:
Mary Hogan
8A57B5D619034B3... Mary Hogan

DocuSigned by:
Greg Hoffman
4C8FD98799C143E... Greg Hoffman

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

DocuSigned by:
Ken Matzkin
578D9B18CA0F4... Ken Matzkin