

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 12th, 2021

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

Members Absent: Mary Dooley and Mary Hogan dismissed themselves from the hearings at 10:15a.m.

Staff Present: Laurie Roskind, Commercial Appraiser, Christopher Chikes, Commercial Appraiser, Commercial Appraiser, Ervving Appraiser Supervisor with the Department of Real Estate Assessments, Deidra Kelly, Record Manager and Residential Appraiser for Arlington County and Richard Millman, Director 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 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 21-206 Archstone Parkland

2105 N Glebe Rd
RPC 07-008-006

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

Chris Chikes, Commercial Appraiser for Arlington County and Ervving 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 \$116,094,000 to \$115,217,600. The county recommended that the Board confirm the revised assessment of \$115,217,600.

Decision and Rationale: Jose Penaranda moved to accept the county's reduced assessment of \$115,217,600. Mark Yates seconded. The motion passed, to accept the county's revised value of \$115,217,600. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-22 *Arlington Financial Center/Site Plan 331*

4420 Fairfax Dr
RPC 14-051-019

Ilene Boorman represented the owner and requested to withdraw the case to the Board.

Decision and Rationale: Mary Dooley moved to accept the withdrawal of RPC 14-051-019. Mary Hogan seconded. The motion passed, 7-0, unanimously to withdraw RPC 14-051-019.

CASE 21-105

520 12th St S
RPC: 35-003-840

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

Chris Chikes, Commercial Appraiser for Arlington County and Ervving 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 \$345,511,000 to \$332,482,200. The county recommended that the Board confirm the revised assessment of \$332,482,200.

Decision and Rationale: Greg Hoffman moved to accept the county's revised assessment of \$332,482,200. Mary Dooley seconded. The motion passed, 5-2, to accept the county's reduced revised value of \$332,482,200. Barnes Lawson and Ken Matzkin were the dissenting votes. The rationale was based on accepting the county's reduced assessment.

CASE 21-293 *West Columbia Pike, LLC*

5500 Columbia Pike
RPC: 28-004-212

Grant Steinhauser represented the owner and accepted the County's revised assessment.

Chris Chikes, Commercial Appraiser for Arlington County and Ervving 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 \$72,249,300 to \$71,252,800. The county recommended that the Board confirm the revised assessment of \$71,252,800.

Decision and Rationale: Mary Dooley moved to accept the county's revised reduced assessment of \$71,252,800. Barnes Lawson seconded. The motion passed, 7-0, unanimously, to confirm the county's reduced value of \$71,252,800. The rationale was based on accepting the county's reduced assessment.

CASE 21-176 *AEC LC, ET AL*

1412 N Taft St
RPC: 17-014-001

Grant Steinhauser represented the owner and presented the case to the Board.

Chris Chikes, Commercial Appraiser for Arlington County and Ervving 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 \$115,150,100 to \$111,541,400. The county recommended that the Board confirm the revised assessment of \$111,541,400.

Decision and Rationale: Mary Dooley moved to accept the county's revised assessment of \$111,541,400. Mary Hogan seconded. The motion passed, 6-1, to confirm the county's reduced revised value of \$111,541,400. Greg Hoffman was the dissenting vote. The rationale was based on accepting the county's reduced assessment.

CASE 21-196 LPF One Virginia Square LLC, C/O Lasalle Investment Mgmt

3601 Wilson Blvd

EU14019070

RPC: 14-037-001 through 14-037-007

Grant Steinhauser represented the owner and presented the case to the Board.

Robert Peralta, Commercial Appraiser for Arlington County and Erwing 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 \$32,155,000 to \$28,958,200. The county recommended that the Board confirm the revised assessment of \$28,958,200.

Decision and Rationale: Greg Hoffman moved to reduce the county’s revised assessment to \$26,364,300. Barnes Lawson seconded. The motion passed, 5-0, unanimously, to confirm the county’s reduced revised value of \$26, 364,300. Mary Dooley and Mary Hogan weren’t present to vote on this case. The rationale was based on increasing the TI to \$100 square feet and County’s test column.


III. Other Business


IV. Minutes


V. Recess Meeting

There being no further business the meeting was recessed at 10:44 a.m. until October 13th, 2021.

Minutes by: Rosa I. Torres

DocuSigned by:

9CA83DE685F04BA... Mary P. Dooley

DocuSigned by:

C5FB90941B36472... Jose Penaranda

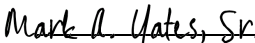
DocuSigned by:

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