

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 13th, 2021

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

Members Absent: Mary Hogan

Staff Present: Laurie Roskind, Commercial Appraiser, Christopher Chikes, Commercial Appraiser, Commercial Appraiser, Ervving Appraiser Supervisor with the Department of Real Estate Assessments, Deidra Kelly, Residential Appraiser and Records Manager 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 21-74 ***Street Retail Inc***
1101 S Joyce St
RPC 35-005-031

David Schindler 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 \$215,747,600 to \$210,183,400. The county recommended that the Board confirm the revised assessment of \$210,183,400.

Decision and Rationale: Greg Hoffman moved to reduce the county's revised assessment to \$206,782,400. BARNED Lawson seconded. The motion passed, 5-0, unanimously, to accept the county's reduced revised value of \$206,782,400. Mary Hogan was not present, and Mary Dooley couldn't vote due to technical issues. The rationale was based on the County's test column on the 24% operating expenses.

CASE 21-74 ***Street Retail Inc***
1101 S Joyce St
RPC 35-005-031

Ross Litkenhous 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 \$156,898,900 to \$141,051,700. The county recommended that the Board confirm the revised assessment of \$141,051,700.

Decision and Rationale: Jose Penaranda moved to reduce the county's revised assessment to \$138,113,200. Mary Dooley seconded. The motion passed, 4-2, to reduce the county's revised value to \$138,113,200. Greg Hoffman and Barnes Lawson were the dissenting votes. The rationale was based on. Increasing the vacancy to 6% on the revised assessment.

CASE 21-18 ***Tishman Speyer Archstone***
1801 Crystal Dr
RPC: 34-020-232

Jeremy Chitlik represented the owner and requested to withdraw this case to the Board.

Decision and Rationale: Mary Dooley moved to accept the withdrawal of RPC 34-020-232. Barnes Lawson seconded. The motion passed, 6-0, unanimously, to withdraw RPC 34-020-232.

CASE 21-25 ***Lofts 590, LLC***
590 15th St S
RPC: 35-011-009

Jeremy Chitlik represented the owner and requested to withdraw this case to the Board.

Decision and Rationale: Mary Dooley moved to accept the withdrawal of RPC 35-011-009. Barnes Lawson seconded. The motion passed, 6-0 , unanimously, to withdraw RPC 35-011-009.

CASE 21-29 ***West Columbia Pike, LLC***
3150 12th Court N
EU1501212A
RPC: 15-074-008 through RPC 15-074-019

Jeremy Chitlik 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 \$139,924,000 to \$138,256,500. The county recommended that the Board confirm the revised assessment of \$138,256,100.

Decision and Rationale: Mary Dooley moved to reduce the county's revised assessment to \$138,127,100. Barnes Lawson seconded. The motion passed, 6-0, unanimously, to reduce the county's reduced revised value to \$138,127,100. The rationale was based on accepting the county's reduced assessment.

CASE 21-176 *Sheffield Apartments, LLC*

701 N Wayne St

RPC: 18-038-021

Jeremy Chitlik represented the owner and presented the case to 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 \$131,467,900.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$131,467,900. Jose Penaranda seconded. The motion passed, 6-0, unanimously, to confirm the county's assessed value of \$131,467,900. The rationale was based on the lack of compelling evidence to make a change.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 11:21 **a.m.** until October 19, 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

Mary Hogan (not present)

DocuSigned by:
Greg Hoffman
4C8FD98799C143B... Greg Hoffman

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

DocuSigned by:
Ken Matzkin
578D9B18CA0F4BD... Ken Matzkin