

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 19th, 2021

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

Members Absent:

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.

Motion to reconsider:

RPC 14-051-016 heard on June 30th, 2021

Mary Dooley moved to accept motion to reconsider. Barnes Lawson seconded. The motion passed unanimously 7-0, to accept motion to reconsider.

The wrong amount for \$67,254,900 was accepted on the hearing for June 30th. The amount will be corrected to \$65,979,900. The county confirmed the correct amount for \$65,979,900.

Decision and rationale:

Mary Dooley re-motivated to accept the withdraw which resulted in a reduction of \$65,979,900. Barnes Lawson seconded. The motion passed 7-0, unanimously to be corrected.

The minutes will be amended to show the amount of \$65,979,900 for RPC 14-051-016.

CASE 21-289 *Federal Deposit Insurance, Corp ET AL C/O Rex Anderson*
3501 Fairfax Dr
RPC 15-087-028

Michael Tucci represented the owner and presented the case to the Board.

Robert Peralta, 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 \$239,782,700 to \$199,852,200. The county recommended that the Board confirm the revised assessment of \$199,852,200.

Decision and Rationale: Mary Dooley moved to accept the county's revised reduced assessment of \$199,852,200. Greg Hoffman seconded. The motion passed, 6-1, to accept the county's reduced revised value of \$199,852,200. Barnes Lawson was the dissenting vote. The rationale was based on the accepting the County's revised assessment.

CASE 21-264 ML Jefferson Plaza, LLC
1401 S Clark St
RPC 34-024-339

Grant Steinhauser represented the owner and requested to withdraw the case to the Board.

Decision and Rationale: Mary Dooley moved to accept the withdrawal of RPC 34-024-339. Seconded. The motion passed, 7-0, unanimously to accept the withdrawal of RPC 34-024-339 at the owner's request.

CASE 21-250 The Market Common Clarendon PH II
1303 N Fillmore St
RPC: 18-010-015

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

Laurie Roskind, Arlington County Commercial Appraiser and Ervving 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 \$20,731,900.

Decision and Rationale: Mark Yates moved to confirm the county's assessment of \$20,731,900. Jose Penaranda seconded. The motion passed, 7-0, unanimously, to confirm the county's assessed value of \$20,731,900. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-239 Lyon Village Land LLC, C/O BMC Property Group
3115 Lee Hwy
EU1500403G
RPC: 15-009-001, 15-009-002 & 15-009-003

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

Laurie Roskind, Arlington County Commercial Appraiser and Ervving 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 \$34,198,600.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$34,198,600. Jose Penaranda seconded. The motion passed, 7-0, unanimously, to confirm the county's assessed value of \$34,198,600. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-9 Tishman Speyer Archstone

911 S Scott St
EU2500712A

RPC: 25-021-031 through 25-021-035, RPC 25-021-037 through 25-021-040, 25-021-044, 21-025-045
& 25-021-051

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

Chris 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 \$75,895,600.

Decision and Rationale: Jose Penaranda moved to confirm the county’s assessment of \$75,895,600. Mary Dooley seconded. The motion passed, 6-0, unanimously, to confirm the county’s assessed value of \$75,895,600. Mary Hogan was not available to vote on this case. 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 10:52 **a.m.** until October 20th, 2021

Minutes by: Rosa I. Torres

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Mary Dooley
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Mary P. Dooley

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Jose Penaranda
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Jose Penaranda

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Barnes Lawson
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Barnes Lawson

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Mary Hogan
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Greg Hoffman
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Greg Hoffman

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Mark A. Yates, Sr.
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Mark A Yates Sr

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Ken Matzkin
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