ARLINGTON COUNTY, VIRGINIA BOARD OF EQUALIZATION MINUTES

October 20th, 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, Erwving 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 21-8 Smith Property Holdings

2201 Wilson Blvd RPC 15-058-016

Blake Warren 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 \$97,075,900.

Decision and Rationale: Greg Hoffman moved to reduce the county's assessment of \$95,572,100. Barnes Lawson seconded. The motion passed, 4-1, to confirm the county's assessed value of \$95,572.100. Jose Penaranda was the dissenting vote. Mary Hogan was absent and Ken Matzkin did not vote. The rationale was based on increasing the operating expenses on the apartments 28% and appellant's proforma numbers on the retail.

1

CASE 21-212 McCaffery/Bergmann's Owner, LLC

1947 N Uhle St EU1500502A

RPC 15-005-010 & 15-003-009

Jordan Harman and Ilene Boorman 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 \$84,854,800.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$84,854,800. Mary Dooley seconded. The motion passed, 5-0, unanimously, to confirm the county's assessed value of \$84,854,800. Barnes Lawson did not vote on this case. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-19 VNO 220 S 20th St LLC

220 20th St S RPC: 34-020-268

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

Chris Chikes, Commercial Appraiser for Arlington County and 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 \$119,965,700 to \$114,339,600. The county recommended that the Board confirm the revised assessment of \$114,339,600.

Decision and Rationale: Ken Matzkin moved to accept the county's revised assessment of \$114,339,600. Greg Hoffman seconded. The motion passed, 6-0, unanimously, to confirm the county's reduced revised value of \$114,339,600. The rationale was based on accepting the county's reduced assessment.

CASE 21-168 Brookfield Properties, 701 S 12th CO LLC

701 12th St S EU3500802O

RPC: 35-004-004 & 35-004-006

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

Chris Chikes, Commercial Appraiser for Arlington County and 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 \$246,129,400 to \$146,167,400. The county recommended that the Board confirm the revised assessment of \$146,167,400.

Decision and Rationale: Greg Hoffman moved to accept the county's revised assessment of \$146,167,400. Mary Dooley seconded. The motion passed, 6-0, unanimously, to confirm the county's reduced revised value of \$146,167,400. The rationale was based on accepting the county's reduced assessment.

CASE 21-209 1812 Holdings, LLC, C/O Monday Properties LLC

1812 N Moore St RPC: 16-037-004

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

Decision and Rationale: Mary Dooley moved to accept the withdrawal of RPC 16-037-004. Barnes Lawson seconded. The motion passed, 6-0, unanimously to accept to withdraw RPC 16-037-004 at the appellant's request.

CASE 21-269 BSREP II Arlington Square LLC, C/O Brookfield Property Group

4401 Fairfax Dr RPC: 14-017-016

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

Robert Peralta, 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 \$37,998,400.

Decision and Rationale: Jose Penaranda moved to reduce the county's assessment to \$36,964,700. Greg Hoffman seconded. The motion passed, 5-1, to reduce the county's assessed value to \$36,964,700. Ken Matzkin was the dissenting vote. The rationale was based by increasing expenses on test column to \$9.50 and TI below the line for \$110.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 11:39 a.m. until October 26th, 2021

-DocuSigned by:

Minutes by: Rosa I. Torres

Mary Dooley
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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