

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

October 26<sup>th</sup>, 2021

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

**Members Absent:** Barnes Lawson

**Staff Present:** Christopher Chikes, Commercial Appraiser, Commercial Appraiser, Erwing 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 21-57** *Third Courthouse Plaza -Lessee, C/O EQR R.E. Tax Department*

2250 Clarendon Blvd  
EU1802402A  
RPC 18-005-040, 18-004\*-066 & 18-004-071

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

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 \$171,372,300 to \$166,758,800. The county recommended that the Board confirm the reduced revised assessment of \$166,758,800.

**Decision and Rationale:** Jose Penaranda moved to accept the county’s reduced assessment to \$166,758,800. Ken Matzkin seconded. The motion passed, 5-1, to accept the county’s reduced value of \$166,758,800. Gregg Hoffman was the dissenting votes. The rationale was based on the accepting the County’s revised reduction.

**CASE 21-34** *Camden USA, Inc*

3535 S Ball St  
RPC 34-027-063

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 \$135,659,300 to \$135,586,100. The county recommended that the Board confirm the revised assessment of \$135,586,100.

**Decision and Rationale:** Greg Hoffman moved to accept the county's revised assessment of \$135,659,300. Mary Dooley seconded. The motion passed, 6-0, unanimously, to accept the county's revised value to \$135,586,100. The rationale was based on accepting the County's revised assessment.

***CASE 21-84 CP/Shawnee, LLC***

700 S Courthouse Rd

RPC: 25-001-022

Suzanne Ross 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 \$18,189,200 to \$16,512,200. The county recommended that the Board confirm the revised assessment of \$16,512,200.

**Decision and Rationale:** Mary Dooley moved to accept the county's revised assessment of \$16,512,200. Greg Hoffman seconded. The motion passed, 6-0, unanimously, to accept the county's revised value to \$16,512,200. The rationale was based on accepting the County's revised assessment.

***CASE 21-75 Village Center Partners, LLC***

952 S George Mason Dr

EU12304104A

RPC: 23-034-149, 23-034-150, 23-034-151 & 23-034-152

Suzanne Ross and 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 \$154,466,900 to \$147,723,700. The county recommended that the Board confirm the revised assessment of \$147,723,700.

**Decision and Rationale:** Jose Penaranda moved to accept the county's reduced revised assessment of \$147,723,700. seconded. The motion passed, 6-0, unanimously, to accept the county's revised value to \$147,723,700. The rationale was based on accepting the County's reduced revised assessment.

***CASE 21-7 Tishman Speyer Archstone***

1500 Key Blvd

EU1601803A

RPC: 16-034-001, 16-034-002 & 21-034-031

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 \$130,130,000 to \$130,115,000. The county recommended that the Board confirm the revised assessment of \$130,115,000.

**Decision and Rationale:** Mary Dooley moved to accept the county’s revised assessment of \$130,115,000. Jose Penaranda seconded. The motion passed, 6-0, unanimously, to confirm the county’s reduced revised value of \$130,115,000. The rationale was based on accepting the county’s reduced assessment.

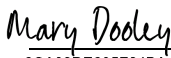
**III. Other Business**


**IV. Minutes**

**V. Recess Meeting**

There being no further business the meeting was recessed at 10:45 **a.m.** until October 27<sup>th</sup>, 2021

Minutes by: Rosa I. Torres

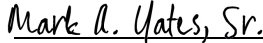
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9CA83DE685F04BA... Mary P. Dooley

DocuSigned by:  
  
C5FB90944D36472... Jose Penaranda

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Barnes Lawson (not present)

DocuSigned by:  
  
8A57B5D619034B3... Mary Hogan

DocuSigned by:  
  
4C8FD98799C143B... Greg Hoffman

DocuSigned by:  
  
EA8D8639604243B... Mark A Yates Sr

DocuSigned by:  
  
578D9B18CA0F4BD... Ken Matzkin