

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 27th, 2021

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

Members Absent: Barnes Lawson and Mary Hogan

Staff Present: Laurie Roskind, Commercial Appraiser, Robert Peralta, 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 21-242 *Clarendon Regency I, LLC C/O Regency Centers*
2700 Clarendon Blvd
RPC 18-016-113

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

Laurie Roskind, 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 \$111,553,400 to \$102,927,500. The county recommended that the Board confirm the revised assessment of \$102,927,500.

Decision and Rationale: Mary Dooley moved to accept the county’s revised assessment of \$102,927,500. Jose Penaranda seconded. The motion passed, 5-0, unanimously, to accept the county’s reduced revised value to \$102,927,500. The rationale was based on accepting the County’s reduced revised assessment.

CASE 21-49 *Courtland Towers Associates*
1200 N Veitch St
RPC 18-003-111

Blake Warren 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 \$219,968,000 to \$199,158,500. The county recommended that the Board confirm the revised assessment of \$199,158,500.

Decision and Rationale: Greg Hoffman moved to reduce the county's reduced assessment of \$197,808,500. Jose Penaranda seconded. The motion passed, 5-0, unanimously, to accept the county's revised value to \$197,808,544. The rationale was based on the County's test column and increasing 27% expenses on the apartments.

CASE 21-230 RP MRP Courthouse LLC

1310 N Courthouse Rd

RPC: 18-003-108

Blake Warren 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 \$133,420,100 to \$122,609,500. The county recommended that the Board confirm the reduced assessment of \$122,609,500.

Decision and Rationale: Mary Dooley moved to accept the county's reduced assessment of \$122,609,500. Ken Matzkin seconded. The motion passed, 5-0, unanimously, to accept the county's reduced revised value of \$122,609,500. The rationale was based on accepting the County's reduced revised assessment.

CASE 21-15 CESC Plaza Limited Partnership, C/O JBG Smith Properties

2200 Crystal Dr

EU3401202G

RPC: 34-020-063 & 34-020-269

Ilene Boorman and Jordan Harman represented the owner and accepted the agreement of \$28,204,100.

Decision and Rationale: Mary Dooley moved to accept the reduction of the County for \$28,204,100. Jose Penaranda seconded. The motion passed, 5-0, unanimously to accept the County's revised value of \$28,204,100.

CASE 21-332 CESC Mall Land LLC, C/O JBG Smith Properties

1901 S Bell St

EU3406804A

RPC: 34-026-041, 34-026-042 & 34-026-043

Ilene Boorman and Jordan Harman represented the owner and accepted the agreement of 247,156,600.

Decision and Rationale: Mary Dooley moved to accept the signed agreement for \$247,156,600. Ken Matzkin seconded. The motion passed, 5-0, unanimously, to accept the County's value of \$247,156,600.

CASE 21-254 Rosslyn Metro Center LLC, C/O American Real Estate Partners

1700 N Moore ST

EU1601004O

RPC: 16-038-004 & 16-037-010

Ilene Boorman and Jordan Harman represented the owner and accepted the agreement of 128,324,000.

Decision and Rationale: Mary Dooley moved to accept the signed agreement of \$128,324,000. Jose Penaranda seconded. The motion passed, 5-0, unanimously, to accept the County's signed reduction of \$128,324,000.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:45 **a.m.** until next year 2022.

Minutes by: Rosa I. Torres

DocuSigned by:
Mary Dooley
9CA83DE685F04BA... Mary P. Dooley

DocuSigned by:
Jose Penaranda
C5FB90941B36472... Jose Penaranda

Barnes Lawson (not present)

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