

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

July 13, 2021

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

**Members Absent:**

**Staff Present:** Christopher Chikes, Commercial Appraiser, Ervving Appraiser Supervisor with the Department of Real Estate Assessments, and Richard Millman, Department of Real Estate Assessments Director.

**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 21-36      *Forest Drive Syndicate LC***

1075 South Jefferson St

RPC: 28-004-066

Blake Warren and Jeremy Chitlik represented the owner and presented the case before the Board.

Christopher Chikes, 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 \$32,582,400.

**Decision and Rationale:** Jose Penaranda moved to confirm the county’s assessment of \$32,582,400. Ken Matzkin seconded. The motion passed, 7-0, unanimously, to confirm the county’s assessed value of \$32,582,00. The rationale was based on the lack of compelling evidence to make a change.

**CASE 21-41 Wildwood Goins Associates, LLC**  
5550 Columbia Pike  
RPC:28-004-003

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 \$98,217,300.

**Decision and Rationale:** Mary Dooley moved to confirm the county's assessment o \$98,217,300. Jose Penaranda seconded. The motion passed, 6-1, to confirm the county's assessed value of \$98,217,300. Barnes Lawson was the dissenting vote. The rationale was based on the lack of compelling evidence to make a change.

**CASE 21-88 672 Flats LLC**  
660 N Glebe Rd  
RPC: 13-018-058

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

Christopher Chikes, Arlington County Commercial Appraiser and Erwving Bailey, Arlington County Commercial 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 \$87,819,200. to \$84,152,300. The county recommended that the Board confirm the revised assessment of \$84,152,300.

**Decision and Rationale:** Jose Penaranda moved to reduce the county's revised assessment to \$79,064,900. Greg Hoffman seconded. The motion passed, 7-0, to confirm the county's assessed value of \$79,064,900. The rationale was based on increasing the vacancy to 9% and expenses to 25% on market rate apartments.

**III. Other Business**

**IV. Minutes**

**V. Recess Meeting**

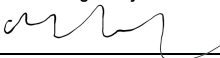
There being no further business the meeting was recessed at 10:34 **a.m.** until July 20<sup>th</sup>, 2021

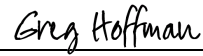
Minutes by: Rosa I. Torres

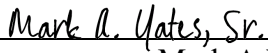
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*Mary Dooley*  
9CA83DE685F04BA1 Mary P. Dooley

DocuSigned by:  
*Jose Penaranda*  
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*Barnes Lawson*  
55F6E9D3B9914D8 Barnes Lawson

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8A57B5D619034B3E Mary Hogan

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4C8FD98799C143B5E Greg Hoffman

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EA8D8639604243BE Mark A Yates Sr

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578D9B18CA0F4B7E Ken Matzkin