

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 20, 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: Commercial Appraiser, Ervving Appraiser Supervisor with the Department of Real Estate Assessments, Deidra Kelly, Appraiser Supervisor and Records Manager 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 21-79 *Ashford Crystal Gateway LP*

1700 Richmond Hwy

EU3501102H

RPC: 35-009-007 & 35-009-009

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

Christopher Chikes, Arlington County Commercial Appraiser and Ervving 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 \$101,077,800. to \$97,685,700. The county recommended that the Board confirm the revised assessment of \$97,685,700.

Decision and Rationale: Mary Dooley moved to accept the county's revised assessment of \$97,685,700. Mary Hogan seconded. The motion passed, 5-2, to confirm the county's assessed value of \$97,685,700. Greg Hoffman and Barnes Lawson were the dissenting votes. The rationale was based on accepting the County's revised assessment.

CASE 21-81 ***Ashford Crystal City Partners, LP***
1300 Richmond Hwy
RPC:35-001-375

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

Christopher Chikes, Arlington County Commercial Appraiser and Ervving 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 \$41,006,400. to \$39,895,800. The county recommended that the Board confirm the revised assessment of \$39,895,800.

Decision and Rationale: Greg Hoffman moved to accept the county's revised assessment of \$39,895,800. Mary Hogan seconded. The motion passed, 7-0, unanimously, to confirm the county's assessed value of \$39,895,800. The rationale was based on the County's revised 2021 assessment.

CASE 21-124 ***AVR Crystal City Hotel I LLC, AVR Crystal City Hotel II LLC***
1800 Richmond Hwy
RPC: 36-016-004

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

Christopher Chikes, Arlington County Commercial Appraiser and Ervving 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 \$56,152,000. to \$53,364,200. The county recommended that the Board confirm the revised assessment of \$53,364,200.

Decision and Rationale: Jose Penaranda moved to accept the county's revised assessment of \$53,364,200. Ken Matzkin seconded. The motion passed, 7-0, unanimously, to confirm the county's assessed value of \$53,364,200. The rationale was based on the county's revised 2021 assessment.

CASE 21-80 ***Ashford Crystal City LP***
2899 27th St S
RPC: 34-027-026

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

Christopher Chikes, Arlington County Commercial Appraiser, 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 resulted in a reduction from \$41,277,400 to \$39,600,300. The county recommended that the Board confirm the revised assessment of \$39,600,300.

Decision and Rationale: Ken Matzkin moved to accept the county's revised assessment of \$39,600,300. Jose Penaranda seconded. The motion passed,4-2, to confirm the county's assessed value of \$39,600,300. Barnes Lawson & Greg Hoffman were the dissenting votes. Mary Hogan was not available to vote on this case. The rationale was based on accepting the county's revised 2021 assessment.

CASE 21-129 ***Crystal City LLC***
300 Army Navy Dr
EU3500206H
RPC: 35-001-010, 35-001-023, 35-001-164, 35-002-002 & 35-001-012

Blake Warren represented the owner and presented the case to 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 \$68,235,100. to \$68,201,200. The county recommended that the Board confirm the revised assessment of \$68,201,200.

Decision and Rationale: Jose Penaranda moved to accept the county’s revised assessment of \$68,201,200. Ken Matzkin seconded. The motion passed, 4-2, to confirm the county’s assessed value of \$68,201,200. Barnes Lawson and Greg Hoffman were the dissenting votes. Mary Hogan was not available to bot on this case. The rationale was based on accepting the county’s revised 2021 assessment.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 11:10 **a.m.** until July 21st, 2021

Minutes by: Rosa I. Torres

DocuSigned by:
Mary Dooley
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Mary P. Dooley

DocuSigned by:
Jose Penaranda
C5FB90941B36472J
Jose Penaranda

DocuSigned by:
Barnes Lawson
55F6E9D3B99141B
Barnes Lawson

DocuSigned by:
Mary Hogan
8A57B5D619034B
Mary Hogan

DocuSigned by:
Greg Hoffman
4C8FD98799C143B
Greg Hoffman

DocuSigned by:
Mark A. Yates, Sr.
EA8D8639604243M
Mark A Yates Sr

DocuSigned by:
Ken Matzkin
578D9B18CA0F41E
Ken Matzkin