

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 28, 2021

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

Members Absent:

Staff Present: Christopher Chikes, Commercial Appraiser, Ervving Appraiser Supervisor with the Department of Real Estate Assessments for Arlington County, 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 21-131 *Ballston Metro Center LLC*

901 N Stuart St
RPC: 14-049-014

Ilene Boorman represented the owner and presented the case before the Board.

Ervving Bailey, Arlington County Commercial Appraiser and 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 \$88,787,300.

Decision and Rationale: Jose Penaranda moved to reduce the county's assessment to \$82,007,000. Mary Hogan seconded. The motion passed, 6-1, to reduce, the county's assessed value of \$82,007,000. Ken Matzkin was the dissenting vote. The rationale was based on increasing the expenses to \$12.00 and decreasing the vacancy rate to \$37 on the County's test column.

CASE 21-59 650 N Glebe LLC

650 N Glebe Rd
RPC: 20-012-393

Blake Warren represented the owner and requested to withdraw RPC 20-012-393 before the Board.

Decision and Rationale: Mary Dooley moved to accept the withdrawal of RPC 20-012-393. Ken Matzkin seconded. The motion passed, 7-0, unanimously to accept the withdrawal of RPC 20-012-393 at the appellant's request.

CASE 21-63 Washreit Park Adams Apts LLC

2000 N Adams St
RPC: 15-007-058

Blake Warren represented the owner and requested to withdraw RPC 15-007-058 before the Board.

Decision and Rationale: Mary Dooley moved to accept the withdrawal of RPC 15-007-058. Barnes Lawson seconded. The motion passed, 7-0, unanimously to accept the withdrawal of RPC 15-007-058 at the appellant's request.

CASE 21-64 Washreit Wellington Apartments LLC

1301 S Scott St
EU3201903A
RPC: 32-001-063, 32-001-064 & 32-001-065

Blake Warren 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 \$110,247,700.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$110,247,700. Mary Hogan seconded. The motion passed, 5-2, to confirm the county's assessed value of \$110,247,700. Greg Hoffman and Barnes Lawson were the dissenting votes. The rationale was based on the lack of compelling evidence to make a change.


III. Other Business


IV. Minutes

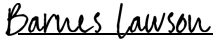
V. Recess Meeting

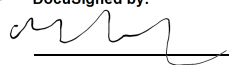
There being no further business the meeting was recessed at **a.m.** until July 13th, 2021

Minutes by: Rosa I. Torres

DocuSigned by:

9CA83DE685F04BA... Mary P. Dooley

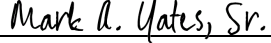
DocuSigned by:

C5FB90941B36472... Jose Penaranda

DocuSigned by:

55F6E9D3B9914D8... Barnes Lawson

DocuSigned by:

8A57B5D619034B3... Mary Hogan

DocuSigned by:

4C8FD98799C143B... Greg Hoffman

DocuSigned by:

EA8D8639604243B... Mark A Yates Sr

DocuSigned by:

578D9B18CA0F4... Ken Matzkin