

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

June 23, 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: Eddie Yelicie, Residential Appraiser, Derek Dubbe, Residential Appraiser Supervisor, Christopher Chikes, Commercial Appraiser, Robert Peralta, Commercial Appraiser, Ervving Bailey, Commercial 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 21-122 *Ricardo & Michele Bueno (Single Family)*

3904 8th St S
RPC: 23-032-011

Michele Bueno represented herself as the owner and presented the case before the Board.

Eddie Yelicie, Arlington County Residential Appraiser and Derek Dubee, Residential 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 \$977,900.

Decision and Rationale: Mark Yates to confirm the county's assessment of \$977,900. Jose Penaranda seconded. The motion passed, 5-2, to confirm the county's assessed value to \$977,900. Greg Hoffman and Barnes Lawson were the dissenting votes. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-95 *James Phillip & Hanh Nguyen TRS*

800 S Stafford St
RPC: 23-034-064

James Casey represented himself as the owner and presented his case to the Board.

Eddie Yelicie, Arlington County Residential Appraiser and Derek Dubee, Residential 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 \$841,500.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$841,500. Mary Dooley seconded. The motion passed, 7-0, unanimously, to confirm the county's assessed value of \$841,500. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-113 Liberty Center Office II

4075 Wilson Blvd
RPC: 14-044-022

Ilene Boorman represented the owner and presented the case to the Board.
Ilene Boorman accepted the new values on the revised work sheet.

Robert Peralta, 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, the county recommended that the Board confirm the county's assessment of \$91,016,800 to \$87,180,200.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$87,180,200, Mary Hogan seconded. The motion passed, 7-0, unanimously to confirm the county's assessed value of \$87,180,200. The rationale was based on the county's revised assessment.

CASE 21-115 Virginia Square

3701 Fairfax Dr
RPC: 14-030-050

Ilene Boorman represented the owner and presented the case to the Board. WD

Robert Peralta, 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, the county recommended that the Board confirm the county's assessment of \$86,724,800.

Decision and Rationale: Mary Dooley moved to accepting the request to withdraw from agent, Ilene Boorman. Barnes Lawson seconded. The motion passed, 7-0, unanimously to withdraw RPC 14-030-050.

CASE 21-167 Park Arlington at Courthouse

1200 N Courthouse Rd
RPC: 18-003-531

Ryan Gibbs representing the owner was a no show to before the Board.

Chris 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, the county recommended that the Board confirm the county's assessment of \$30,895,900.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$30,895,900. Barnes Lawson seconded. The motion passed, 7-0, unanimously, to confirm the county's assessed value of \$30,895,900. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-329

Hilton Garden Inn Courthouse Plaza

1333 N Courthouse Rd

EU1702405H (17-016-003, 17-016-006, 17-016-008, 17-016-009 & 17-016-010)

Kevin Dover represented the owner and presented the case to the Board.

Chris 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, the county recommended that the Board confirm the county’s assessment of \$39,180,200.

Decision and Rationale: Jose Penaranda moved to reduce the county’s assessment to \$34,920,200. Barnes Lawson seconded. The motion passed, 6-1, to confirm the county’s assessed value to \$34,920,200. Ken Matzkin was the dissenting vote. The rationale was based on increasing the expenses to the guidelines of 59.2%.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:54 a.m. until June 29th, 2021

Minutes by: Rosa I. Torres

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

DocuSigned by:
Jose Penaranda
C5FB90941B36472... Jose Penaranda

DocuSigned by:
Barnes Lawson
55F6E9D3B9914D8... Barnes Lawson

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