

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

June 29, 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: Robert Peralta, Commercial Appraiser, 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 21-241 2900 Clarendon Commercial LLC, C/O Bush Construction Corp

1220 N Fillmore St
RPC: 18-014-015

Andrew Viola represented the owner and requested to withdraw this case.

Decision and Rationale: Mary Dooley moved to accept the withdrawal request for RPC 18-014-015. Mary Hogan seconded. The motion passed, 6-0, unanimously to withdraw the appeal. Jose Penaranda wasn’t present to vote for this case.

CASE 21-197 KBSIII 3001 Washington LLC

3001 Washington Blvd
RPC:18-026-013

Keith McIntosh represented the owner and presented the case to the Board.

Robert Peralta, 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 \$63,194,800.

Decision and Rationale: Barnes Lawson moved to reduce the county's assessment of \$58,741,800. Ken Matzkin seconded. The motion passed, 6-1, to confirm the county's assessed value of \$58,741,800. Jose Penaranda was the dissenting vote. The rationale was based on the 2020 actual operating year for the appellant and using the county's cap rate of 6.55%.

CASE 21-282 **Gould/Jefferson Davis Hwy, Parking Garage LL**
2600 Crystal Dr
EU3402702A
RPC: 34-027-033 & 34-027-034

Sean Radin represented the owner and presented the case to 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 \$162,146,000. to \$161,178,900. The county recommended that the Board confirm the revised assessment of \$161,178,900.

Decision and Rationale: Greg Hoffman moved to accept the county's revised assessment of \$161,178,900. Ken Matzkin seconded. The motion passed, 7-0, to confirm the county's assessed value of \$161,178,900. The rationale was based on the county's test column G.

CASE 21-217 SHF I Zoso LLC
1025 N Fillmore ST
RPC: 18-024-020

Sean Radin represented the owner and presented the case to 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 \$69,626,700 to \$69,077,000. The county recommended that the Board confirm the revised assessment of \$69,077,000.

Decision and Rationale: Mary Dooley moved to accept the county's revised assessment of \$69,077,000. Mary Hogan seconded. Mary Hogan. The motion passed, 7-0, unanimously, to confirm the county's assessed value of \$69,077,000. The rationale was based on accepting the county's revised test.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 9:58 **a.m.** until June 30th, 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

DocuSigned by:
Mary Hogan
8A57B5D619034B3 Mary Hogan

DocuSigned by:
Greg Hoffman
4C8FD98799C143B Greg Hoffman

DocuSigned by:
Mark A. Yates, Sr.
EA8D8639604243B Mark A Yates Sr

DocuSigned by:
Ken Matzkin
578D9B18CA0F4B Ken Matzkin