

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

June 30, 2021

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

Members Absent: Barnes Lawson

Staff Present: Robert Peralta, Commercial Appraiser, Christopher Chikes, Commercial Appraiser, Laurie Roskind, Commercial Appraiser, Christopher Chikes, Commercial Appraiser, Erwving 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 21-110 *Street Retail Inc., C/O Federal Realty Investment Trust*

2766 S Arlington Mill Dr
EU2900627G

RPC: 29-014-183 & 29-014-185, 29-019-024, 29-020-001 through 29-020-018

Ross Litkenhous represented the owner and presented the case before the Board.

Laurie Roskind, Arlington County Commercial Appraiser and Erwving Bailey, 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 \$103,606,100. to \$89,707,500. The county recommended that the Board confirm the revised assessment of \$89,707,500.

Decision and Rationale: Jose Penaranda moved to reduce the county’s revised assessment to \$83,206,900. Mary Hogan seconded. The motion passed, 6-0, to reduce the county’s revised value to \$83,206,900. The rationale was based on increasing the expense to 36% on the revised assessment.

CASE 21-11 *AHC Limited Partnership 21*

4235 16th St S
RPC:26-026-128

Rob Burs represented the owner and requested to withdraw and accept the county's revised assessment for RPC 26-026-128.

Decision and Rationale: Mary Dooley moved to accept the county's revised number of \$7,535,700. Greg Hoffman seconded. The motion passed 6-0, unanimously to accept the revised county assessment of \$7,535,700.

CASE 21-116 *3100 Clarendon LLC*

3100 Clarendon Blvd
RPC: 19-002-007

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

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 \$99,591,500.

Decision and Rationale: Jose Penaranda moved to reduce the county's assessment to \$90,668,600. Mary Dooley seconded. The motion passed, 6-0, unanimously, to reduce the county's assessed value to \$90,668,600. The rationale was based on appellants NOI column G and 6.65% cap rate.

CASE 21-134 *Teachers Insurance and Annuity Association of America, CBRE*

4350 Fairfax Dr
RPC: 14-051-016

Ilene Boorman represented the owner and came to an agreement with the County to accept the reduced assessment of \$67,254,900.

Decision and Rationale: Mary Dooley moved to accept the county's revised assessment of \$67,254,900. Ken Matzkin seconded. The motion passed, 6-0, unanimously, to accept to the county's reduced value of \$67,254,900. The rationale was based on the county's test numbers.

CASE 21-145 *Dominion Hills Centre LLC*

6013 Wilson Blvd
EU1200202G
RPC: 12-024-001 & 12-024-013

Thomas Colucci represented the owner and presented the case before the Board.

Laurie Roskind, Arlington County Commercial Appraiser and Ervving Bailey, 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 \$10,565,600. to \$9,717,700. The county recommended that the Board confirm the revised assessment of \$9,717,700.

Decision and Rationale: Jose Penaranda moved to accept the county's reduced assessment of \$9,717,700. Mary Hogan seconded. The motion passed, 5-1, to accept the county's revised value of \$9,717,700. Gregg Hoffman was the dissenting vote. The rationale was based on accepting the county's revised assessment.

CASE 21-144 **Arlington Forest Association, C/O C.O. North**

4831 1st St N
EU1301803G
RPC: 13-067-010, 13-067-011 & 13-067-012

Thomas Colucci represented the owner and presented the case before the Board.

Laurie Roskind, Arlington County Commercial Appraiser and Erwing Bailey, 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 \$14,616,900. to \$13,714,700. The county recommended that the Board confirm the revised assessment of \$13,714,700.

Decision and Rationale: Mary Dooley moved to accept the county’s reduced assessment of \$13,714,700. Mary Hogan seconded. The motion passed, 6-0, to confirm the county’s revised value of \$13,714,700. The rationale was based on accepting the county’s revised assessment.


III. Other Business


IV. Minutes

V. Recess Meeting

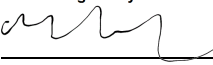
There being no further business the meeting was recessed at 11:18 **a.m.** until July 7th, 2021

Minutes by: Rosa I. Torres

DocuSigned by:

9CA83DE685F04BA... Mary P. Dooley

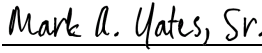
DocuSigned by:

C5FB90941B36472... Jose Penaranda

Barnes Lawson (not present)

DocuSigned by:

8A57B5D619034B3... Mary Hogan

DocuSigned by:

4C8FD98799C143B... Greg Hoffman

DocuSigned by:

EA8D8639604243B... Mark A Yates Sr

DocuSigned by:

578D9B18CA0F4BD... Ken Matzkin