

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 5, 2021

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

Members Absent: Mary Hogan

Staff Present: Robert Peralta, Commercial Appraiser for Arlington County, Christopher Chikes, Commercial Appraiser for Arlington County, Erwing Appraiser Supervisor with the Department of Real Estate Assessments for Arlington County and Richard Millman, Director for the Department of Real Estate Assessments.

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 21-6 EQR-Joyce On Pentagon Row, LLC

1401 S Joyce St
RPC 35-005-034

Blake Warren represented the owner and requested to withdraw this case to the Board.

Christopher Chikes, Arlington County Commercial Appraiser and Erwing 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 \$141,240,500.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$141,240,500. Mary Dooley seconded. The motion passed, 6-0, unanimously, to confirm the county's assessed value of \$141,240,500. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-292 Third Gould LTD, Partnership

2611 Richmond Hwy
RPC 34-027-005

Sean Radin represented the owner and accepted the County’s revised assessment before the Board.

Decision and Rationale: Mary Dooley moved to accept county’s revised value of \$25,646,200 for RPC 34-027-005 at the appellant’s request. Ken Matzkin seconded. The motion passed, 6-0, unanimously, to accept the county’s revision of RPC 34-027-005.

CASE 21-280 Airport Plaza Office, Building LP

2711 Richmond Hwy
RPC: 34-027-016

Sean Radin represented the owner and accepted the County’s revised numbers this case before the Board.

Decision and Rationale: Mary Dooley moved to accept county’s revised value of \$18,007,900 for RPC 34-027-016 at the appellant’s request. Ken Matzkin seconded. The motion passed, 6-0, unanimously, to accept the county’s revision of RPC 34-027-016.

CASE 21-211 CESC Park One Land LLC, C/O JBG Smith Properties

2011 Crystal Dr
RPC: 132 Crystal Park I

Jordan Harman and Ilene Boorman 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 \$139,734,700.

Decision and Rationale: Mary Dooley moved to confirm the county’s assessment of \$139,734,700. Greg Hoffman seconded. The motion passed, 6-0, unanimously, to confirm the county’s assessed value of \$139,734,700. The rationale was based on the lack of compelling evidence to make a change.

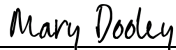
III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 9:46 a.m. until October 6, 2021

Minutes by: Rosa I. Torres

DocuSigned by:

9CA83DE685F04BA1 Mary P. Dooley

DocuSigned by:

C5FB90941B36472.. Jose Penaranda

DocuSigned by:

Barnes Lawson

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Barnes Lawson

Mary Hogan (not present)

DocuSigned by:

Greg Hoffman

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Greg Hoffman

DocuSigned by:

Mark A. Yates, Sr.

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Mark A Yates Sr

DocuSigned by:

Ken Matzkin

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Ken Matzkin