

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

September 15, 2021

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

Members Absent: Mary Hogan and Ken Matzkin

Staff Present: Robert Peralta, Commercial Appraiser, Laurie Roskind, Commercial Appraiser, Christopher Chikes, Commercial Appraiser, Commercial Appraiser, Erwving Appraiser Supervisor with the Department of Real Estate Assessments, Deidra Kelly, Appraiser Supervisor and Records Manager.

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 21-286 *Paris Association LP, C/O E Smith Co*
1601 Kent St
RPC 16-039-033

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

Robert Peralta, Arlington County Commercial Appraiser and Erwving 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 \$16,573,200.

Decision and Rationale: Greg Hoffman moved to confirm the county’s assessment of \$16,573,200. Mary Dooley seconded. The motion passed, 5-0, unanimously, to confirm the county’s assessed value of \$16,573,200. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-290 Paris Assoc. LP, C/O C.E. Smith Co.

N Kent St
RPC 16-039-034

Ilene Boorman and Jordan Harman represented the owner and presented the case to the Board.

Laurie Roskind, 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 \$4,590,500.

Decision and Rationale: Greg Hoffman moved to confirm the county's assessment of \$4,590,500. Mary Dooley seconded. The motion passed, 5-0, unanimously, to confirm the county's assessed value of \$4,590,500. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-283 Paris Assoc. LP, C/O C.E. Smith Co.

1611 S Kent St
RPC: 16-039-035

Ilene Boorman and Jordan Harman represented the owner and presented the case before 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 \$20,575,700.

Decision and Rationale: Greg Hoffman moved to confirm the county's assessment of \$20,575,700. Mary Dooley seconded. The motion passed, 5-0, unanimously, to confirm the county's assessed value of \$20,575,700. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-175 ASB Sedona Holdings, LLC

1530 Clarendon Blvd
RPC: 17-005-012

Grant Steinhauser represented the owner and presented the case before the Board.

Chris Chikes, Commercial Appraiser for Arlington County 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 \$193,962,600 to \$190,904,000. The county recommended that the Board confirm the revised assessment of \$190,904,000.

Decision and Rationale: Jose Penaranda moved to accept the county's revised assessment of \$190,904,000. Barnes Lawson seconded. The motion passed, 5-0, unanimously, to confirm the county's reduced revised value of \$190,904,000. The rationale was based on accepting the county's reduced assessment.

CASE 21-256 4601 N Fairfax Dr Investors LLC, C/O UBS Realty LLC

4601 Fairfax Dr
RPC: 14-013-022

Grant Steinhauser represented the owner and presented the case to the Board.

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 \$76,720,300.

Decision and Rationale: Barnes Lawson moved to reduce the county's assessment to \$74,664,400. Greg Hoffman seconded. The motion passed, 4-1, unanimously, to confirm the county's assessed value *to* \$74,664,400. Jose Penaranda was the dissenting vote. The rationale was based on Based on the test value less \$2,640,642.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:49 **a.m.** until September 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

Ken Matzkin (not present)