

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

September 22, 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: 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 and Richard Millman.

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 21-159 *Johnson Ralph W Tr., Johnson Associates Inc. Succ. Tr*

2025 Fairfax Dr

EU1704902A

RPC 17-017-005 & 17-017-006

Jonathan Kinney represented the owner and presented the case before the Board.

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 \$19,390,800.

Decision and Rationale: Greg Hoffman moved to reduce the county's assessment to \$18,496,400. Barnes Lawson seconded. The motion passed, 4-2, to reduce the county's assessed value to \$18,496,400. Jose Penaranda and Mary Dooley were the dissenting votes. The rationale was based on reducing RPC 17-017-005 to last year assessment based on the 10% reduction.

CASE 21-177 *AREP Market Square Owner, LLC*

3650 Glebe Rd Comm 3

EU3406716G

RPC 34-027-073, 34-027-320, 34-027-322, 34-027-232, 34-027-234 & 34-027-074

Cutchin Powell represented the owner and presented the case to the Board.

Letter of Authorization to substitute Shawn Eskow on file.

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 \$28,885,400.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$28,885,400. Ken Matzkin seconded. The motion passed, 6-0, unanimously, to confirm the county's assessed value of \$28,885,400. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-46 *Randolph Towers Associates II, LLC*

901 N Randolph St

RPC: 14-045-008

Blake Warren and Jeremy Chitlik 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 \$197,234,800 to \$186,599,200. The county recommended that the Board confirm the revised assessment of \$186,599,200.

Decision and Rationale: Jose Penaranda moved to reduce the county's revised assessment to \$181,903,100. Ken Matzkin seconded. The motion passed, 6-0, unanimously, to reduce the county's reduced revised value to \$181,903,100. The rationale was based on increasing to 6% on the apartments.

CASE 21-186 *CLPF-Metropolitan Three, Venture LP*

575 S 12th Rd 1

EU3500384G

RPC: 35-003-834, 35-003-835, 35-003-836 & 35-003-837

Ilene Boorman represented the owner and requested to withdraw the case since appellant came to an agreement with the County.

Decision and Rationale: Mary Dooley moved to accept the request to withdraw. Ken Matzkin seconded. The motion passes, 6-0, unanimously, to accept the withdrawal for EU3500384G.

CASE 21-246 *Street Retail Inc.*

4271 Campbell Ave

RPC: 29-014-184

Jordan Harman represented the owner and presented the case to 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 \$22,269,700 to \$21,070,100. The county recommended that the Board confirm the revised assessment of \$21,070,100.

Decision and Rationale: Mary Dooley moved to accept the county’s revised assessment of \$21,070,100. Jose Penaranda seconded. The motion passed, 6-0, unanimously, to confirm the county’s reduced revised value of \$21,070,100. The rationale was based on accepting the county’s reduced assessment.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:38 **a.m.** until September 29th, 2021

Minutes by: Rosa I. Torres

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Mary Dooley
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Mary P. Dooley

DocuSigned by:
Jose Penaranda
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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
578D9B18CA0F4...
Ken Matzkin