

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

June 9, 2021

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

Members Absent: Mary Hogan,
(Barnes Lawson late for first 2 BOE cases)

Staff Present: Nicole Churchill, Residential Appraiser, Jorge Carvajal, Residential Appraiser, Tressa Vitus, Residential Appraiser, Deidra Kelly, Residential Appraiser, Derek Dubee, Residential Appraiser Supervisor and Records Manager 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 21-220 *Phillip & Mary Feliciano (Single Family)*

3733 N Nelson St
RPC: 04-036-008

Phillip Feliciano represented himself as the owner and presented the case before the Board.

Tressa Vitus, Arlington County Residential Appraiser and Derek Dubee, Residential 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 \$1,186,200.

Decision and Rationale: Jose Penaranda to confirm the county’s assessment of \$1,186,200. Ken Matzkin seconded. The motion passed, 5-0, Unanimously, to confirm the county’s assessed value to \$1,186,200. Barnes Lawson was not present for this case. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-92 *Gregory & Sarah K John (Single Family)*

4110 40th Pl N
RPC: 03-003-170

Gregory John represented himself as the owner and presented his case to the Board.

Tressa Vitus, Arlington County Residential Appraiser and Derek Dubee, Arlington County Residential 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 \$1,763,800. to \$1,740,600. The county recommended that the Board confirm the revised assessment of \$1,621,700.

Decision and Rationale: Ken Matzkin moved to confirm the county's revised assessment of \$1,621,700. Mark Yates seconded. The motion passed, 4-1, to confirm the county's assessed value of \$1,621,700. Greg Hoffman the dissenting vote. The rationale was based on accepting the county's revised assessment.

CASE 21-311 ARC 3409 CONDO

3409 Wilson Blvd 308

RPC: 14-034-034

Islam Siddiqui represented himself as the owner and presented his case to the Board.

Jorge Carvajal, Arlington County Residential Appraiser and Deidra Kelly, Arlington County 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 \$645,300.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$645,300. Ken Matzkin seconded. The motion passed 6-0, unanimously, to confirm the county's assessed value of \$645,300. The rationale was based on the lack of compelling evidence to make a change.

CASE 21-93 Berkeley Condominium

1000 N Randolph St 510

RPC: 14-025-159

Richard Spencer represented himself and presented the case to the Board.

Jorge Carvajal, Arlington County Residential Appraiser, Deidra Kelly, Arlington County 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 \$770,600.

Decision and Rationale: Mark Yates moved to reduce the county's assessment to \$720,800. Jose Penaranda seconded. The motion passed, 6-0, unanimously, to reduce the county's assessed value to \$720,800. The rationale was based on the recalculation of the comparables.

CASE 21-33 William Barratt & Hong Guo

5713 6th St N

RPC: 13-041-026

William Barratt represented himself as the owner and presented his case to the Board.

Derek Dubee, Arlington County Residential Appraiser 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 \$692,900.

Decision and Rationale: Greg Hoffman moved to reduce the county's assessment to \$679,700. Barnes Lawson seconded. The motion did not pass, 3-3 to reduce the county's assessed value to \$679,700. Mary Dooley, Jose Penaranda and Ken Matzkin were the dissenting votes. It reverts to confirm the county's original assessed value of \$692,900.

CASE 21-310

Yousaf Zahid & Hajra Zahid (Single Family Dwelling)

3140 17th St N

RPC: 15-046-011

Yousaf Zahid did not show.

Barnes Lawson did not participate for conflict of interest.

Nicole Churchill, Arlington County Residential Appraiser and Derek Dubee, Arlington County Residential Appraiser 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 \$1,438,000.

Decision and Rationale: Mary Dooley moved to confirm the county’s assessment of \$1,438,000. Greg Hoffman seconded. The motion passed, 5-0, unanimously, to confirm the county’s assessed value of \$1,438,000. 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 11:16 **a.m.** until June 15th, 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

DocuSigned by:
Ken Matzkin
578D9B18CA0F4B...
Ken Matzkin