

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

October 7, 2020

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

**Members Absent:** Mary Hogan

**Staff Present:** Christopher Chikes, Commercial Appraiser, Robert Peralta, Commercial Appraiser, Erwving Bailey, Commercial Supervisor Appraiser for the Department of Real Estate Assessments and Richard Millman, Director for the Department of Real Estate Assessments.

**Live Recording & Live Caption:** Rosa I. Torres

**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 20-211      PQ Apartments LLC**

1600 N 16<sup>th</sup> St  
EU1702702A  
RPC: 17-027-010 & 17-027-011

Saul Gilstein and Cindy Eyler 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 \$65,560,500.

**Decision and Rationale:** Jose Penaranda moved to reduce the county’s assessment of \$64,159,700. Mary Dooley seconded. The motion passed, 4-2, to reduce the county’s assessed value of \$64,159,700. Barnes Lawson and Greg Hoffman were the dissenting votes. The rationale was based on the county’s after-rehab exemption.

**CASE 20-152 AP LLC, C/O Ryan LLC**

3865 Wilson Blvd  
RPC: 14-041-013

Robert Peralta, 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 \$49,147,700.

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

**Decision and Rationale:** Jose Penaranda moved to confirm the county’s assessment of \$49,147,700. Barnes Lawson seconded. The motion passed, 5-1, to confirm the county’s assessed value of \$49,147,700. Greg Hoffman was the dissenting vote. The rationale was based on the lack of compelling evidence to make a change.

**CASE 20-29 BNA Washington Inc**

2500 Clarendon Blvd  
RPC: 18-007-031

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

**Decision and Rationale:** Mary Dooley moved to withdraw. Ken Matzkin seconded. The motion passed, unanimously, 6-0, to withdraw RPC 18-007-031. The rationale was based on the appellants request to withdraw.

**III. Other Business**

Erwving Bailey, Arlington Appraiser Supervisor for the Department of Real Estate Assessments spoke to the Board about the affordable unit policy cap rate.

**IV. Minutes**

**V. Recess Meeting**

There being no further business the meeting was recessed at 10:36 **a.m.** until October 14, 2020

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

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Mary Hogan (Absent)

DocuSigned by:

*Greg Hoffman*

4C8FD98799C143B... Greg Hoffman

DocuSigned by:

*Mark A. Yates, Sr.*

EA8D8639604243B... Mark Yates Sr

DocuSigned by:

*Ken Matzkin*

578D9B18CA0F4BD... Ken Matzkin