

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

May 19<sup>th</sup>, 2021

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

**Members Absent:** Barnes Lawson and Mary Hogan

**Staff Present:** Nicole Churchill, Residential Appraiser, Derek Dubee, Residential Appraiser Supervisor Appraiser for the Department of Real Estate Assessments, Jorge Carvajal, Residential Appraiser, Deidra Kelly, Supervisor Appraiser and Records Manager for 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 21-240          *Summerwalk Condo I & II***

1029 N Stuart St  
RPC: 14-024-125

Kevin Reap represented himself as the owner and presented the case before the Board.

Jorge Carvajal, Arlington County residential appraiser and Deidra Kelly, Arlington County 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 \$633,000.

**Decision and Rationale:** Mary Dooley moved to reduce the county’s assessment of \$580,600. Gregg Hoffman seconded. The motion 4-1 passed, to confirm the county’s assessed value of \$633,000. Kent Matzkin was the dissenting vote. The rationale was based on the 2020 assessment.

**CASE 21-97          *Rosslyn Heights North/East/South***

1222 N Meade St  
RPC: 17-037-249

Kitaoka Kumiko represented herself as the owner and presented the case to the Board.

Jorge Carvajal, Arlington County residential appraiser and Deidra Kelly, Arlington County 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 \$351,600.

**Decision and Rationale:** Mary Dooley moved to confirm the county's revised assessment of \$351,600. Jose Penaranda seconded. The motion passed, 5-0 to confirm, unanimously the county's assessed value of \$351,600. The rationale was based on the lack of compelling evidence to make a change.

**CASE 21-58            *Wentworth Place Condo***

3515 Washington Blvd

RPC: 15-084-031

Alfred Lobianco excused himself by phone call from the hearing and requested that the Board to hear his case without him present.

Jorge Carvajal, Arlington County residential appraiser and Deidra Kelly, Arlington County 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 \$311,000.

**Decision and Rationale:** Jose Penaranda moved to confirm the county's assessment of \$311,000. Mary Dooley seconded. The motion passed, 5-0, to confirm, unanimously the county's assessed value of \$311,000. The rationale was based on the lack of compelling evidence to make a change.

**CASE 21-4            *Clark E Brodersen (Single Family)***

1300 N Hudson St

RPC: 15-076-001

Clark Brodersen represented himself as the owner and presented the case to the Board.

Nicole Churchill, 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, the county recommended that the Board confirm the county's assessment of \$1,202,000.

**Decision and Rationale:** Mary Dooley moved to confirm the county's assessment of \$1,202,000. Jose Penaranda seconded. The motion passed, 5-0, unanimously to confirm the county's assessed value of \$1,202,000. The rationale was based on the lack of compelling evidence to make a change.

**CASE 21-166            *David F Brodersen & Yana I Bulgakova (Single Family Home)***

907 N Daniel St

RPC: 18-033-015

David Brodersen represented himself as the owner and presented the case to the Board.

Nicole Churchill Arlington County residential appraiser and Derek Dubee, Arlington County Residential 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 \$941,000.

**Decision and Rationale:** Jose Penaranda moved to confirm the county's assessment of \$941,000. Ken Matzkin seconded. The motion passed, 5-0, unanimously to confirm the county's assessed value of \$941,000. The rationale was based on the lack of compelling evidence to make a change.

**CASE 21-77 Kines Nicholson & Matthew Nicholson (Single Family Home)**

819 N Barton St  
RPC 18-038-015

Matthew Nicholson represented herself as the owner and presented the case to the Board.

Nicole Churchill, Arlington County residential appraiser and Dereck Dubee, Arlington County Residential 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 \$819,500.

**Decision and Rationale:** Greg Hoffman moved to reduce the county’s assessment of \$797,100. Jose Penaranda seconded. The motion passed to reduce, 5-0, unanimously, the county’s assessed value of \$797,100. The rationale was based on equalization with the property next door property.

**III. Other Business**

**IV. Minutes**

**V. Recess Meeting**

There being no further business the meeting was recessed at 10:59 a.m. until May 25<sup>th</sup>, 2021

Minutes by: Rosa I. Torres

DocuSigned by:  
*Mary Dooley*  
9CA83DE685F04BA\_Mary P. Dooley

DocuSigned by:  
*Jose Penaranda*  
C5FB90941B36472\_Jose Penaranda

\_\_\_\_\_  
Barnes Lawson (not present)

\_\_\_\_\_  
Mary Hogan (not present)

DocuSigned by:  
*Greg Hoffman*  
4C8FD98799C143E\_Greg Hoffman

DocuSigned by:  
*Mark A. Yates, Sr.*  
EA8D8639604242B\_Mark A Yates Sr

DocuSigned by:  
*Ken Matzkin*  
578D9B18CA0F18D\_Ken Matzkin