

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

October 21, 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, Deidra Kelly, Commercial Appraiser Supervisor/Records Manager 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 20-275 *Smith Property Holdings*

1505 Crystal Drive
EU3400203A
RPC: 34-020-237, 34-020-238 & 34-026-033)

Jeremy Chitlik represented the owner and presented the case before the Board.

Chris Chikes 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 \$149,666,900.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$149,666,900, Barnes Lawson seconded. The motion passed, unanimously, 6-0, to confirm the county's assessed value of \$149,666,900. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-258 *Property Reserve, Inc.*

3400 S Clark St
RPC: 34-027-572

Sean Radin represented the owner and presented the case before the Board and agreed to the assessment.

Chris Chikes Arlington County commercial appraiser with the Department of Real Estate Assessments 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 resulted in a reduction from \$135,321,600 to \$69,965,000. The county recommended that the Board confirm the revised assessment of \$69,965,000.

Decision and Rationale: Mary Dooley moved to confirm the county’s revised assessment of \$69,965,000. Barnes Lawson seconded. The motion passed, unanimously, 6-0 to confirm, the county’s assessed value of \$69,965,000. The rationale was based on accepting the cost approach.

CASE 20-259 *Property Reserve Inc, Attn: Tax Administration*

S Clark St
RPC: 34-027-573

Sean Radin represented the owner and presented the case before the Board and agreed to the assessment.

Chris Chikes 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 \$29,900.

Decision and Rationale: Mary Dooley moved to confirm the county’s assessment of \$29,900. Barnes Lawson seconded. The motion passed, unanimously, 6-0, to confirm the county’s assessed value of \$29,900. 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 9:45 **a.m.** until October 27, 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

Mary Hogan (absent)

DocuSigned by:

Greg Hoffman

4C8FD98799C143B

Greg Hoffman

DocuSigned by:

Mark D. Yates, Sr.

EA8D8639604243B

Mark Yates Sr

DocuSigned by:

Ken Matzkin

578D9B18CA0F4BD

Ken Matzkin