

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

October 27, 2020

**Members Present:** Mary P. Dooley – Chair  
Jose Penaranda – Secretary  
Barnes Lawson  
Gregg Hoffman  
Mary Hogan

**Members Absent:** Ken Matzkin and Mark Yates

**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 20-267 Lincoln Place LLC***

600 Army Navy Drive  
RPC: 35-004-007

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

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 \$281,483,300.

**Decision and Rationale:** Jose Penaranda moved to reduce the county's assessment to \$254,698,500. Mary Dooley seconded. The motion passed, unanimously, 5-0, to confirm the county's assessed value to \$254,698,500. The rationale was based on the county's revised recommendation.

**CASE 20-125      *Lyon Village Apartments, LLC & BMC Property Group, Inc.***

3000 Lee Highway

RPC: 15-012-063

Ilene Boorman 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 \$21,306,700 to \$21,102,600. The county recommended that the Board confirm the revised assessment of \$21,102,600.

**Decision and Rationale:** Jose Penaranda moved to reduce the county’s revised assessment to \$20,449,900. Mary Hogan seconded. The motion passed, to reduce, 4-1 the county’s assessed value to \$20,449,900. Barnes Lawson was the dissenting vote. The rationale was based on increasing the vacancy to 6%.

**CASE 20-133      *VNO 220 S 20<sup>th</sup> St LLC***

220 20<sup>th</sup> St S

RPC: 34-020-268

Ilene Boorman represented the owner and presented the case before the Board.

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 \$125,908,500 to \$119,310,200. The county recommended that the Board confirm the revised assessment of \$119,310,200.

**Decision and Rationale:** Mary Dooley moved to confirm the county’s revised assessment of \$119,310,200. Greg Hoffman seconded. The motion passed, to confirm, the county’s assessed value of \$119,310,200. The rationale was based on accepting the County’s revised assessment.

**III. Other Business**


**IV. Minutes**


**V. Recess Meeting**

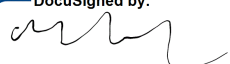
There being no further business the meeting was recessed at 10:26 a.m. until May 2021.

Minutes by: Rosa I. Torres

DocuSigned by:  
  
9CA83DE685F04BA... Mary P. Dooley

DocuSigned by:  
  
C5FB90941B36472Jose Penaranda

DocuSigned by:  
  
55F6E9D3B9914D8... Barnes Lawson

DocuSigned by:  
  
8A57B5D619034B3... Mary Hogan

DocuSigned by:  
  
4C8FD98799C143B... Greg Hoffman

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Mark Yates Sr (not present)

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Ken Matzkin (not present)