

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

September 16, 2020

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

**Members Absent:** Mark Yates & Mary Hogan

**Staff Present:** Tressa Vitus, Residential Appraiser for the Department of Real Estate Assessments, Derek Dubee, Residential Appraiser supervisor for the Department of Real Estate Assessments, Chris Chikes, Commercial Appraiser, Ervwing 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 20-196          *James L. Govan***

3619 N Nelson St  
RPC: 04-002-085

James Govan represented the owner and presented the case before the Board.

Tressa Vitus Arlington County residential appraiser with the Department of Real Estate Assessments and Derek Dubee 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 revised assessment from \$1,187,900 to \$1,177,400,

**Decision and Rationale:** Mary Dooley moved to confirm the county’s revised assessment of \$1,177,400. Barnes Lawson seconded. The motion passed, 3-2, to confirm the county’s assessed value of \$1,777,400. Jose Penaranda and Ken Matzkin were the dissenting votes. The rationale was based on accepting the county’s revised assessment.

**CASE 20-113      2401 Wilson LLC**

2401 Wilson Blvd

RPC: 15-060-011

Ilene Boorman represented the owner and presented the case before the Board. Barnes Lawson did not participate in this case for conflicts of interest.

Chris Chikes, Arlington County commercial appraiser and Erwing 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 \$42,476,400 to \$40,253,400. The county recommended that the Board confirm the revised assessment of \$40,253,400.

**Decision and Rationale:** Ken Matzkin moved to confirm the county’s revised assessment of \$40,253,400. Jose Penaranda seconded. The motion passed, unanimously, 4-0, to confirm the county’s revised value of \$40,253,400. The rationale was based on accepting the county’s revised assessment.

**CASE 20-139      Street Retail Inc. & Federal Realty Investment Trust**

4271 Campbell Ave

RPC: 29-014-184

Ilene Boorman represented the owner and agreed to accept the county’s revised assessment,

**Decision and Rationale:** Mary Dooley moved to accept the County’s revised assessment of \$31,127,400. Ken Matzkin seconded. The motion passed, 5-0. The rationale was based on the Column G of the County’s revised assessment.


**III. Other Business**


**IV. Minutes**

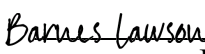
**V. Recess Meeting**

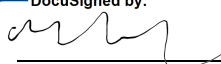
There being no further business the meeting was recessed at 11:00 a.m. until September 15, 2020

Minutes by: Rosa I. Torres

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9CA83DE685F04BA... Mary P. Dooley

DocuSigned by:  
  
C5FB90941B36472... Jose Penaranda

DocuSigned by:  
  
55F6E9D3B9914D8... Barnes Lawson

DocuSigned by:  
  
8A57B5D619034B3... Mary Hogan

DocuSigned by:

*Greg Hoffman*

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Greg Hoffman

DocuSigned by:

*Mark A. Yates, Sr.*

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Mark Yates Sr

DocuSigned by:

*Ken Matzkin*

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Ken Matzkin