

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

September 1, 2020

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

Members Absent:

Staff Present: Chris Chikes, Commercial Appraiser, Erwving Bailey, Commercial Supervisor Appraiser for the Department of Real Estate Assessments, Deidra Kelly, 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 20-189 ***West Columbia Pike LLC, C/o Monogram Residential Trust***
5500 Columbia Pike
RPC: 28-004-212

Grant Steinhauser 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 resulted in a reduction from \$71,603,800 to \$71,238,800. The county recommended that the Board confirm the revised assessment of \$71,238,800.

Decision and Rationale: Jose Penaranda moved to reduce the county’s revised assessment of \$71, 040,400. Mark Yates seconded. The motion passed, unanimously, 6-0, the county’s assessed value of \$71, 040,400. Gregg Hoffman was not present for this case. The rationale was based on reducing to the County’s test column.

CASE 20-188 *The Latitude*

3601 Fairfax Dr
RPC: 14-032-005

Grant Steinhauser 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 resulted in a reduction from \$131,693,100 to \$126,587,600. The county recommended that the Board confirm the revised assessment of \$126,587,600.

Decision and Rationale: Jose Penaranda moved to confirm the county's revised assessment of \$126,587,600. Mary Hogan seconded. The motion passed, 4-2 to confirm the county's revised value of \$126,587,600. Barnes Lawson and Mary Dooley were the dissenting votes. Greg Hoffman did not vote for this case. The rationale was based on accepting the county's revised assessment.

CASE 20-35 *Wildwood Goins Associates, LLC*

5550 Columbia Pike
RPC: 28-004-003

Blake Warren represented the owner and presented the case to the Board.

Greg Hoffman was back to hear the rest of the BOE cases on the Agenda.

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, the county recommended that the Board confirm the county's assessment of \$97,136,000.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$97,136,000. Mary Hogan seconded. The motion passed, -2, to confirm the county's assessed value of \$97,136,000. Barnes Lawson and Greg Hoffman were the dissenting votes. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-34 *Forest Drive Syndicate, LC*

1075 South Jefferson St
RPC: 28-004-066

Blake Warren represented the owner and presented the case to 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, the county recommended that the Board confirm the county's assessment of \$32,551,300.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$32,551,300. Mary Hogan seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$32,551,300. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-3 672 Flats, LLC

660 N Glebe Rd
RPC: 13-018-058

Rob Burns and Blake Warren represented the owner and requested to withdraw this case.

Decision and Rationale: Mary Dooley moved to accept the withdrawal of RPC 13-018-058 requested by the appellant. Mary Hogan seconded. The motion passed, unanimously, 7-0. to accept the withdrawal. The rationale was based on the appellant requesting to withdraw by email.


III. Other Business

IV. Minutes

V. Recess Meeting

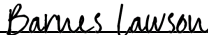
There being no further business the meeting was recessed at 11:03 **a.m.** until September 2, 2020

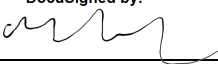
Minutes by: Rosa I. Torres


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Mary P. Dooley


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Jose Penaranda

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Barnes Lawson

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Mary Hogan

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Greg Hoffman

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Mark Yates Sr

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Ken Matzkin