

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

September 2, 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, Ervving 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 20-103 Geo Trio Corporation

704 N Wakefield St
RPC: 13-022-024

Geo Trio represented the owner and presented the case before the Board.

Eddie Yelicie, Arlington County residential appraiser supervisor with the Department of Real Estate Assessments 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 \$1,016,100.

Decision and Rationale: Ken Matzkin moved to confirm the county’s assessment of \$1,016,100. Mary Hogan seconded. The motion passed, unanimously, 7-0, to confirm the county’s assessed value of \$1,016,100. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-102 *Chudiwale Varun*

700 N Wakefield St
RPC: 13-022-043

Geo Trio represented the owner and presented the case before the Board.

Eddie Yelicie, Arlington County residential appraiser supervisor with the Department of Real Estate Assessments 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 \$1,006,300.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$1,006,300. Mary Dooley seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$1,006,300. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-31 *Birchwood Apartments, LC*

535 N Pollard St
RPC: 20-010-026

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 \$39,480,100.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$39,480,100. Mark Yates seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$39,480,100. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-32 *Thomas Court, LC*

470 N Thomas St
RPC: 20-013-009

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 \$21,991,600.

Decision and Rationale: Greg Hoffman moved to confirm the county's assessment of \$21,991,600. Barnes Lawson seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$21,991,600. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-145 *Johnson Ralph W Tr, Johnson Associates Inc. Succ. Tr*

1215 N Courthouse Rd
EU1704902A
RPC: 17-017-005 & 17-017-006

Jonathan Kinney represented the owner and requested to withdraw this case.

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 \$18,707,400.

Decision and Rationale: Jose Penaranda moved to reduce the county’s assessment to \$8,049,600 for RPC 17-017-005, based on 10% reduction to the per unit value. Ken Matzkin seconded. The motion did not pass, vote was 3-4, to reduce the county’s assessed value to \$8,049,600. Mark Yates, Mary Hogan, Barnes Lawson and Mary Dooley were the dissenting votes. The county’s assessed value was confirmed/reverted to \$18,707,400. The rationale was based failure of votes and reverted to the county original assessment.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:46 **a.m.** until September 8, 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

DocuSigned by:
Mary Hogan
8A57B5D619034B3... Mary Hogan

DocuSigned by:
Greg Hoffman
4C8FD98799C143B... Greg Hoffman

DocuSigned by:
Mark d. Yates, Sr.
EA8D8639604243B... Mark Yates Sr

DocuSigned by:
Ken Matzkin
578D9B18CA0F4BD... Ken Matzkin