

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

September 9, 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 20-153 MI Century I LLC

2351 Richmond Hwy
EU34007020
RPC: 34-020-032 & 34-020-034

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

Robert Peralta Arlington County commercial appraiser with the Department of Real Estate Assessments 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 \$111,380,300.

Decision and Rationale: Greg Hoffman moved to reduce the county’s assessment to \$103,447,700. Jose Penaranda seconded. The motion passed, unanimously, 7-0, to confirm the county’s assessed value to \$103,447,700. The rationale was based on taking test column and reducing it to the appellant’s 2020 vacated tenant credit of \$4,870,192.

CASE 20-176 *Lenox Club L P, C/O Forest City Enterprises Inc*

401 12th St S
RPC: 35-001-008

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 \$114,089,900 to \$114,015,200. The county recommended that the Board confirm the revised assessment of \$114,015,200.

Decision and Rationale: Greg Hoffman moved to confirm the county's revised assessment of \$114,015,200. Mary Hogan seconded. The motion passed, unanimously, 7-0, to confirm the county's revised value of \$114,015,200. The rationale was based on a correction to the cap rate by the County.

CASE 20-96 *Cherry Hill Apartments LC & Dittmar Co*

2110 N Monroe St
EU0505203A
RPC: 05-052-015, 05-052-016 & 05-052-017

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

Chris Chikes, Arlington County 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 \$49,764,100.

Decision and Rationale: Mary Dooley moved to reduce the county's assessment to \$45,894,100. Mary Hogan seconded. The motion passed, unanimously, 7-0, to reduce the county's assessed value to \$45,894,100. The rationale was based on appellant's column G using 5.4% cap rate.

CASE 20-33 *461 Thomas St LC & Dittmar Co*

461 N Thomas St
RPC: 20-012-002

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 \$17,320,600.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$17,320,600. Mary Hogan seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$17,320,600. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-228 *Airport Plaza Hotel LLC & Gould Property Co*

2799 Richmond Hwy

RPC: 34-027-017

Sean Radin represented the owner and presented the case to the Board.

Chris Chikes, Arlington County commercial appraiser with the Department of Real Estate Assessments 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 \$144,600,400.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$144,600,400. Ken Matzkin seconded. The motion passed, unanimously, 7-0, to confirm the county's assessed value of \$144,600,400. The rationale was based on the lack of compelling evidence to make a change.

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 to the Board.

Barnes Lawson will not be participating in the case for conflicts of interest.

Sean Radin requested for this BOE case to be heard with RPC 34-027-572.

Decision and Rationale: Mary Dooley moved to postpone this case so it can. Mary Hogan Seconded. The motion passed, unanimously, 6-0, to confirm the postponement. RPC 34-027-572 and RPC 34-027-573 will be scheduled to be seen the same day.


III. Other Business

IV. Minutes

V. Recess Meeting

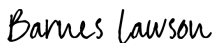
There being no further business the meeting was recessed at 11:00 **a.m.** until September 15, 2020

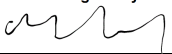
Minutes by: Rosa I. Torres

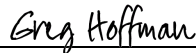
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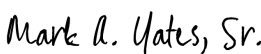
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