



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday June 28, 2021

8:30 AM & 1:00 PM

Property Assessor's Office, Howard Office Building, 2nd Floor,
700 2nd Avenue South, Suite 210

I. Call To Order

II. Roll Call

Members present for the morning session included: Mr. Derrick Starks, Mr. Bob Notestine, Mr. Kamal Saba, and Mr. Charley Hankla. Also present were Josh Thomas with Metro Legal, Herman Ruben, Pam Williams Ishie and Randy Ward with the Office of the Property Assessor.

III. Review and Approval of Minutes

Motion to approve the minutes from the MBOE June 25, 2021 meeting, by Charley Hankla, second by Bob Notestine, unanimously approved.

IV. New Business:

V. Appeals:

8:30 AM (Audio Call)

Harvest Hands Community Development Corporation
Laura Flemming, appearing via Audio
Parcel ID 093 12 0 075.00
155 Old Hermitage Ave, Nashville TN 37210

Motion to No Change the Total Value of \$1,872,800, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$440,000 and Improvement Value of \$1,432,800.

8:45 AM (Audio Call)

Terry F. Flatt and Kimberly L. Flatt
Terry Flatt, appearing via Audio
Parcel ID 026 00 0 058.00
2364 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$750,000, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value reduced to \$748,500 and Improvement Value of \$1,500.

9:00 AM

TR Church Street Corp
Joe Gibbs
Parcel ID 093 06 1 136.00 002
147 Rep John Lewis Way, Nashville TN 37219

At the request of the Assessor's Office and the appellant, this appeal is hereby continued to August 9, 2021 at 11:45 AM.

St. Thomas Hospital
Joe Gibbs
Parcel ID 103 15 0 023.00
123 Bosley Springs Rd, Nashville TN 37205

At the request of the Assessor's Office and the appellant, this appeal is hereby continued to August 9, 2021 at 12:00 PM.

9:30 AM (4 Parcels heard together)

Jennifer Wieland ET AL
Leon Wieland, appearing
Parcel ID 071 12 0 081.00
807 Cherokee Ave, Nashville TN 37207

Motion to No Change the Total Land Value of \$527,000, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$527,000.

Jennifer Wieland ET AL
Leon Wieland, appearing
Parcel ID 071 12 0 084.00
815 Cherokee Ave, Nashville TN 37207

Motion to Change the Total Value to \$1,613,400, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$552,000 and Improvement Value reduced to \$1,061,400.

Jennifer Wieland ET AL
Leon Wieland, appearing
Parcel ID 071 12 0 085.00
819 Cherokee Ave, Nashville, TN 37207

Motion to No Change the Total Land Value of \$141,800, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$141,800.

Jennifer Wieland, ET AL
Leon Wieland, appearing
Parcel ID 071 12 0 291.00
821 Cherokee Ave, Nashville TN 37207

Motion to No Change the Total Land Value of \$143,300, by Charley Hankla, second by Bob Notestine, unanimously approved, Land Value of \$143,300.

10:30 AM

Nader Karshenas
Parcel ID 092 07 0 328.00
705 18th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$285,500, by Charley Hankla, second by Kamal Saba, unanimously approved. Land Value reduced to \$283,400 and Improvement Value of \$2,100.00.

**NOTE: Prior to this appeal beginning, Bob Notestine, recused himself from this appeal.

10:45 AM

E & S Auto Sales & Repair, Inc.
Parham Zanjanipour, appearing
Parcel ID 105 16 0 192.00
2115 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$3,419,700, by Charley Hankla, second by Kamal Saba, unanimously approved. Land Value of \$2,652,800 and Improvement Value of \$766,900.00.

Triple Z Properties, LLC
Parham Zanjanipour, appearing
Parcel ID 147 12 0 035.01
4801 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$870,260, by Bob Notestine, second by Kamal Saba, unanimously approved. Land Value of \$390,700 and Improvement Value reduced to \$479,560.00.

11:00 AM

SSPFIN, LLC
Serguy Motorrny, appearing
Parcel ID 034 09 0 084.00
131 Edenwold Rd, Madison TN 37115

Motion to Change the Total Value to \$320,400, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$59,400 and Improvement Value reduced to \$261,000.00.

11:15 AM

FCD Recycling, LLC
Adam Sinks, appearing
Parcel ID 093 15 0 180.00
947 4th Ave S, Nashville TN 37210

Motion to No Change the Total Value of \$2,223,600, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$1,497,400 and Improvement Value of \$726,200.00.

11:30 AM

105Nashville, LLC
Josh Malancuk, appearing
Parcel ID 108 02 0 113.00
832 Royal Pkwy, Nashville TN 37214

Motion to No Change the Total Value of \$11,856,700, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$1,249,300 and Improvement Value of \$10,607,400.00.

VI. Adjournment of the morning session

Motion to adjourn by Charley Hankla, second by Bob Notestine, unanimously approved.

Morning Session adjourned 11:46 AM.

1:00 PM Afternoon Session

VII. Roll Call

Members present for the afternoon session included: Mr. Charley Hankla, Mr. Kamal Saba (arrived at 2:30 PM, Ms. Brenda Gadd (left at 2:30 PM) and Ms. Sharon Emerson. Also present were Josh Thomas with Metro Legal, Herman Ruben, Pam Williams Ishie, Randy Ward, and Toni Traczek with the Office of the Property Assessor.

Since both the Chair and Vice Chair were not present for the afternoon session, Mr. Charley Hankla was appointed Temporary Chair by Motion by Brenda Gadd, second by Sharon Emerson, unanimously approved.

VIII. Appeals

1:00 PM

G & L Family, LLC
Ghirmai Abraham, appearing
Parcel ID 050 14 0 123.00
3206 Spears Rd, Nashville TN 37207

Motion to Change the Total Value to \$205,900, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$45,000 and Improvement Value reduced to \$160,900.00.

G & L Family, LLC
Ghirmai Abraham, appearing
Parcel ID 060 12 0 052.00
2917 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$518,400, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$266,000 and Improvement Value reduced to \$252,400.00.

G & L Family, LLC
Ghirmai Abraham, appearing
Parcel ID 070 04 0 079.00
600 Chris St, Nashville TN 37207

Motion to No Change the Total Value of \$124,600, by Brenda Gadd, second by Sharon Emerson, unanimously approved. Land Value of \$81,000 and Improvement Value of \$43,600.00.

Alem Melles & Ghirmai Abraham
Parcel ID 071 02 0 179.00
469 Roger Williams Ave, Nashville TN 37207

Motion to No Change the Total Value of \$174,500, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$99,000 and Improvement Value of \$75,500.00.

G & L Family, LLC
Ghirmai Abraham, appearing
Parcel ID 081 07 0 264.00
1807 15th Ave N, Nashville TN 37208

Motion to No Change the Total Value of \$319,200, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$110,000 and Improvement Value of \$209,200.00.

G & L Family, LLC
Ghirmai Abraham, appearing
Parcel ID 093 16 0 179.00
86 Fain St, Nashville TN 37210

Motion to No Change the Total Value of \$187,900, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$91,200 and Improvement Value of \$96,700.00.

2:30 PM

Tommy Wilemon & Jim A. McGill, Jr.
Tommy Wilemon, appearing
Parcel ID 051 08 0 158.00
118 Due West Ave
Madison TN 37115

Motion to No Change the Total Value of \$200,100, by Kamal Saba, second by Sharon Emerson, unanimously approved. Land Value of \$45,100 and Improvement Value of \$155,000.00

Jim A. McGill, Jr. & Tommy Eron Wilemon
Tommy Wilemon, appearing
Parcel ID 051 08 0 159.00
120 Due West Ave, Madison TN 37115

Motion to Change the Total Value to \$158,000, by Sharon Emerson, second by Kamal Saba, unanimously approved. Land Value of \$45,100 and Improvement Value reduced to \$112,900.00.

3:00 PM (Audio Call)

Grant Coleman Mullins & Rebecca Wilks
Grant Mullins, appearing via Audio
Parcel ID 146 11 0 124.00
523 Crieve Rd, Nashville TN 37220

Motion to No Change the Total Value of \$587,000, by Sharon Emerson, second by Kamal Saba, unanimously approved. Land Value of \$120,000 and Improvement Value of \$467,000.

3:15 PM

1821 Jefferson Development, LLC
DJ Wootson, Managing Partner, appearing
Parcel ID 092 03 0 420.00
1903 Jefferson St, Nashville TN 37208

Motion to Change the Total Value to \$4,800,000, by Kamal Saba, second by Sharon Emerson, unanimously approved. Land Value of \$1,006,300 and Improvement Value reduced to \$3,793,700.

WE FD, LLC
DJ Wootson, Managing Partner, appearing
Parcel ID 092 09 0 438.00
3810 Clifton Ave, Nashville TN 37209

Motion to Change the Total Value to \$1,594,000, by Sharon Emerson, second by Kamal Saba, unanimously approved. Land Value of \$666,500 and Improvement Value reduced to \$927,500.

4:00 PM (Audio Call)

Whites Creek Pike Storage, LLC
Choudhry Muzaffar, appearing via Audio
Parcel ID 059 00 0 154.00
2730 Whites Creek Pike, Nashville TN 37207

Motion to No Change the Total Value of \$5,222,900, by Sharon Emerson, second by Kamal Saba, unanimously approved. Land Value of \$1,300,500 and Improvement Value of \$3,922,400.

IX. Adjournment

Motion to adjourn by Sharon Emerson, second by Kamal Saba, unanimously approved.

Afternoon Session adjourned 4:30 PM.

ATTEST:

APPROVED:
