



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday July 14, 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. Bob Notestine, Ms. Brenda Gadd, and Mr. Derrick Starks. 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 July 13, 2021 meeting, by Bob Notestine, second by Brenda Gadd, unanimously approved.

IV. New Business:

Assessor Vivian Wilhoite came into the meeting prior to appeals beginning, to update the Board on the status of the outstanding appeals left to be scheduled. Based on the information presented, the MBOE requested that the Assessor's Office work with the Mayor's Office (Administration) to help the MBOE with making sure there are enough members to cover the additional appeals. Based on the information provided, the MBOE is requesting Administration adding four (4) new alternates. Motion made by Bob Notestine, second by Brenda Gadd, unanimously approved.

V. Appeals:

8:30 AM

Jerry N. Crenshaw
Parcel ID 160 01 0 003.00
932 Forest Acres Ct, Nashville TN 37220

Motion to Change the Total Value to \$436,300, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$349,300 and Improvement Value reduced to \$87,000.

8:45 AM

Mental Health Cooperative, Inc.
Kirsten Adams, with Holladay Properties, appearing
Parcel ID 071 13 0 016.00
215 Cumberland Bend, Nashville TN 37228

Motion to Change the Total Value to \$12,300,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$2,875,500 and Improvement Value reduced to \$9,424,500.

9:00 AM

Said A. Mohammed and Nejatte M. Ahmed
Mekey Adem, appearing on behalf of Parents
Parcel ID 105 16 0 203.00
2179 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$3,128,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$2,363,100 and Improvement Value reduced to \$764,900.

9:15 AM

Treglown P. Warner
Hayley Trassell, Executive VP of United Apparel Liquidators, appearing
Parcel ID 118 01 0 167.00
2900 12th Avenue South, Nashville TN 37204

Motion to Change the Total Value to \$1,285,700, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$1,280,700 and Improvement Value reduced to \$5,000.

10:00 AM (Audio Call)

Delpres Nashville, LLC
Michael Benak, with McCarter & English, LLP, appearing via Audio
Parcel ID 134 00 0 229.00
550 Metroplex Dr, Nashville TN 37211

Motion to Change the Total Value to \$30,569,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$7,319,400 and Improvement Value reduced to \$23,249,600.

11:00 AM

Naomi Snyder
Parcel ID 043 09 0 113.00
614 Bixler Ave, Madison TN 37115

Motion to Change the Total Value to \$358,300, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$57,500 and Improvement Value reduced to \$300,800.

11:15 AM (Audio Call)

3D Nash, Dell Pkwy, LLC & JES Nash Dell Pkwy II, LLC Et Al.
Brigit Dubois, with Director Property Tax Amazon.com, appearing via Audio
Parcel ID 107 00 0 162.00
50 Airways Blvd, Nashville TN 37217

Motion to No Change the Total Value of \$16,134,500, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$2,240,000 and Improvement Value of \$13,894,500.

PR Nashville Interchange Phase I, LLC
Brigit Dubois, with Director Property Tax Amazon.com, appearing via Audio
Parcel ID 175 00 0 224.00
3818 Logistics Way, Antioch TN 37013

Motion to No Change the Total Value of \$42,179,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$1,951,800 and Improvement Value of \$40,227,200.

VI. Adjournment of the morning session

Motion to adjourn by Bob Notestine, second by Brenda Gadd, unanimously approved.

Morning Session adjourned 11:23 AM.

1:00 PM Afternoon Session

VII. Roll Call

Members present for the afternoon session included: Mr. Bob Notestine, Mr. Derrick Starks, and Ms. Eva Romano. Also present were Josh Thomas with Metro Legal, Herman Ruben, Pam Williams Ishie, and Randy Ward with the Office of the Property Assessor.

VIII. Appeals

1:00 PM

Richard Lee Green Family Trust
Ann Green and Sharon Green, appearing
Parcel ID 069 11 0 041.00
0 Ashland City Hwy, Nashville TN 37218

Motion to Change the Total Land Value to \$50,000, by Bob Notestine, second by Eva Romano, unanimously approved. Land Value reduced to \$50,000.

Richard Lee Green Family Trust
Ann Green and Sharon Green, appearing
Parcel ID 081 16 0 310.00
1103 Scovel St, Nashville TN 37208

Motion to Change the Total Value to \$175,600, by Bob Notestine, second by Eva Romano, unanimously approved. Land Value reduced to \$175,500 and Improvement Value reduced to \$100.

Ann T. Green & Richard Lee Green Family Trust
Ann Green and Sharon Green, appearing
Parcel ID 081 16 0 311.00
1103 B Scovel St, Nashville TN 37208

Motion to Change the Total Land Value to \$140,400, by Bob Notestine, second by Eva Romano, unanimously approved. Land Value reduced to \$140,400.

1:15 PM

Ann T. Green & Richard Lee Green Family Trust
Ann Green and Sharon Green, appearing
Parcel ID 081 16 0 312.00
0 Scovel St, Nashville TN 37208

Motion to No Change the Total Land Value of \$22,900, by Bob Notestine, second by Eva Romano, unanimously approved. Land Value of \$22,900.

1:30 PM

D & T Medical Properties, LLC
Tom McNeil and Rick Chambers, appearing
Parcel ID 092 12 0 021.00
1718 Charlotte Ave, Nashville TN 37203

Motion to Change the Total Value to \$2,773,000, by Bob Notestine, second by Eva Romano, unanimously approved. Land Value of \$2,003,700 and Improvement Value reduced to \$769,300.

2:00 PM (Four (4) Parcels Heard Together)

First Baptist Church, Trustees
Wesley Turner and Linda Leathers, appearing
Parcel ID 093 10 0 131.00
109 7th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$8,242,800, by Eva Romano, second by Bob Notestine, unanimously approved. Land Value of \$8,232,800 and Improvement Value reduced to \$10,000.

First Baptist Church, Trustees
Wesley Turner and Linda Leathers, appearing
Parcel ID 093 10 0 132.00
113 7th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$4,385,800, by Eva Romano, second by Bob Notestine, unanimously approved. Land Value of \$4,380,800 and Improvement Value reduced to \$5,000.

First Baptist Church, Trustees
Wesley Turner and Linda Leathers, appearing
Parcel ID 093 10 0 137.00
600 Demonbreun St, Nashville TN 37203

Motion to Change the Total Value to \$55,104,800, by Eva Romano, second by Bob Notestine, unanimously approved. Land Value of \$55,054,800 and Improvement Value reduced to \$50,000.

First Baptist Church, Trustees
Wesley Turner and Linda Leathers, appearing
Parcel ID 093 10 0 485.00
121 7th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$12,030,400, by Eva Romano, second by Bob Notestine, unanimously approved. Land Value of \$12,020,400 and Improvement Value reduced to \$10,000.

2:30 PM (Audio Call)

Racetrac Petroleum, Inc.
D. Cameron Moore, appearing via Audio
Parcel ID 086 00 0 169.00
5781 Old Hickory Blvd, Hermitage TN 37076

Motion to No Change the Total Value of \$1,586,300, by Bob Notestine, second by Eva Romano, unanimously approved. Land Value of \$752,700 and Improvement Value of \$833,600.

Nashville CBD LP
D. Cameron Moore, appearing via Audio
Parcel ID 093 02 3 081.00
300 Union St, Nashville TN 37201

Motion to No Change the Total Value of \$140,507,304, by Eva Romano, second by Bob Notestine, unanimously approved. Land Value of \$27,803,600 and Improvement Value of \$112,704,304.

OWC, LTD
D. Cameron Moore, appearing via Audio
Parcel ID 108 01 0 063.00
577 Donelson Pike, Nashville TN 37214

Motion to No Change the Total Value of \$2,181,200, by Bob Notestine, second by Eva Romano, unanimously approved. Land Value of \$470,400 and Improvement Value of \$1,710,800.

3:00 PM (Audio Call)

Four (4) Parcels Heard Together

Rhinestones & Rattlesnakes, LLC
Greg Bandemer with Altus Group, appearing via Audio
Parcel ID 093 06 1F 002.00
162 Printers Alley #2, Nashville TN 37201

Motion to No Change the Total Value of \$128,400, by Eva Romano, second by Bob Notestine, unanimously approved. Land Value of \$115,000 and Improvement Value of \$13,400.

Rhinestones & Rattlesnakes, LLC
Greg Bandemer with Altus Group, appearing via Audio
Parcel ID 093 06 1F 004.00
162 Printers Alley #4, Nashville TN 37201

Motion to No Change the Total Value of \$254,000, by Eva Romano, second by Bob Notestine, unanimously approved. Land Value of \$230,000 and Improvement Value of \$24,000.

Rhinestones & Rattlesnakes, LLC
Greg Bandemer with Altus Group, appearing via Audio
Parcel ID 093 06 1F 100.00
162 Printers Alley #1, Nashville TN 37201

Motion to No Change the Total Value of \$263,800, by Eva Romano, second by Bob Notestine, unanimously approved. Land Value of \$230,000 and Improvement Value of \$33,800.

Rhinestones & Rattlesnakes, LLC
Greg Bandemer with Altus Group, appearing via Audio
Parcel ID 093 06 1F 103.00
162 4th Ave N, #103, Nashville TN 37219

Motion to Change the Total Value to \$463,800, by Eva Romano, second by Bob Notestine, unanimously approved. Land Value of \$230,000 and Improvement Value reduced to \$233,800.

Grassmere Five, LLC
Greg Bandemer with Altus Group, appearing via Audio
Parcel ID 133 00 0 131.00
658 Grassmere Park, Nashville TN 37211

Motion to Change the Total Value to \$11,334,700, by Bob Notestine, second by Eva Romano, unanimously approved. Land Value of \$2,956,000 and Improvement Value reduced to \$8,378,700.

Bellevue Plaza Partners
Greg Bandemer with Altus Group, appearing via Audio
Parcel ID 142 00 0 183.00
7102 Highway 70 S, Nashville TN 37221

At the request of the appellant, this appeal is hereby withdrawn.

3:45 PM (Audio Call)

Thomas G. Favreau & Catherine C. Favreau
Catherine C. Favreau, appearing via Audio
Parcel ID 105 13 0 027.00
2115 Eastwood Ave, Nashville TN 37212

At the request of the appellant, this appeal is hereby withdrawn.

Thomas G. Favreau & Catherine C. Favreau
Catherine C. Favreau, appearing via Audio
Parcel ID 105 13 0 137.00
1500 Beechwood Ave, Nashville TN 37212

Motion to No Change the Total Value of \$745,600, by Bob Notestine, second by Eva Romano, unanimously approved. Land Value of \$320,000 and Improvement Value of \$425,600.

Thomas G. Favreau & Catherine C. Favreau
Catherine C. Favreau, appearing via Audio
Parcel ID 117 07 0 185.00
3420 Stokesmont Rd, Nashville TN 37215

Motion to Continue this appeal to a later date to be determined to allow the appellants to obtain counsel, by Eva Romano, second by Bob Notestine, unanimously approved.

4:00 PM (Audio Call)

Juan Rojas, ET UX.
Graciela P. Rojas, appearing via Audio
Parcel ID 133 14 0 086.00
4844 Corning Dr, Nashville TN 37211

Motion to Change the Total Value to \$300,000, by Bob Notestine, second by Eva Romano, unanimously approved. Land Value of \$140,000 and Improvement Value reduced to \$160,000.

Graciela P. Rojas
Graciela P. Rojas, appearing via Audio
Parcel ID 133 15 0 083.00
536 Paragon Mills Rd, Nashville TN 37211

Motion to Change the Total Value to \$600,000, by Eva Romano, second by Bob Notestine, unanimously approved. Land Value of \$281,900 and Improvement Value reduced to \$318,100.

IX. Adjournment of the Afternoon Session

Motion to adjourn by Bob Notestine, second by Eva Romano, unanimously approved.

Afternoon Session adjourned 4:48 PM.

ATTEST:

APPROVED:
