



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday August 12, 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, Ms. Sharon Emerson, and Ms. Brenda Gadd. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes

Motion to approve the minutes from the MBOE Meeting of July 29, 2021, July 30, 2021, and August 4, 2021, by Sharon Emerson, second by Brenda Gadd, unanimously approved.

IV. New Business:

V. Appeals:

8:30 AM

647 Myatt Drive Healthcare, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 034 06 0 026.00
651 Myatt Dr, Madison TN 37115

Motion to No Change the Total Value of \$411,000, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$384,200 and Improvement Value of \$26,800.

647 Myatt Drive Healthcare, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 034 06 0 027.00
647 Myatt Dr, Madison TN 37115

Motion to No Change the Total Value of \$1,984,400, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$558,000 and Improvement Value of \$1,426,400.

Madison Residential, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 042 11 0 081.00
527 Old Hickory Blvd, Madison TN 37115

Motion to No Change the Total Value of \$2,433,400, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$168,000 and Improvement Value of \$2,265,400.

Whites Creek Realty Group, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 049 00 0 313.00
3425 Knight Drive, Whites Creek TN 37189

Motion to No Change the Total Value of \$8,134,400, by Brenda Gadd, second by Sharon Emerson, unanimously approved. Land Value of \$679,000 and Improvement Value of \$7,455,400.

CCP Madison 0132 LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 052 03 0 144.00
431 Larkin Springs Rd, Madison TN 37115

Motion to No Change the Total Value of \$1,770,200, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$768,000 and Improvement Value of \$1,002,200.

Cumberland Behavioral Health, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 070 12 0 010.00
300 Great Circle Rd, Nashville TN 37228

Motion to No Change the Total Value of \$19,623,500, by Brenda Gadd, second by Sharon Emerson, unanimously approved. Land Value of \$4,594,700 and Improvement Value of \$15,028,800.

2003 East, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 072 14 0 387.00
2003 Straightway Ave, Nashville TN 37206

Motion to Change the Total Value to \$1,932,000, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$325,000 and Improvement Value reduced to \$1,607,000.

MPA Nashville MOB, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 081 04 0 230.00
131 French Landing Dr, Nashville TN 37228

Motion to Change the Total Value to \$3,300,000, by Brenda Gadd, second by Sharon Emerson, unanimously approved. Land Value of \$1,254,500 and Improvement Value reduced to \$2,045,500.

Seton Corporation
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 092 11 0 348.00
312 21st Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$7,649,500, by Brenda Gadd, second by Sharon Emerson, unanimously approved. Land Value of \$6,675,000 and Improvement Value of \$974,500.

West Harpeth Funeral Home, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 102 00 0 078.00
6962 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$2,379,900, by Brenda Gadd, second by Sharon Emerson, unanimously approved. Land Value of \$981,200 and Improvement Value of \$1,398,700.

Jill Stroud
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 106 03 0 024.00
1451 Elm Hill Pike, Nashville TN 37210

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

The Polk Partnership
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 106 05 0 123.00
1111 Polk Ave, Nashville TN 37210

Motion to No Change the Total Value of \$3,831,300, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$1,067,200 and Improvement Value of \$2,764,100.

Cemetery & Funeral Solutions, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 114 00 0 113.00
7427 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$1,500,000, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$841,600 and Improvement Value reduced to \$658,400.

Harpeth Hills, Inc.
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 168 00 0 165.00
9090 Highway 100, Nashville TN 37221

Motion to No Change the Total Value of \$2,974,100, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$684,600 and Improvement Value of \$2,289,500.

This concluded the 8:30 AM morning appeals scheduled with this tax representative. The Board decided to continue with the 1:00 PM afternoon appeals as they are scheduled with the same tax representative. Even though these parcels were heard in the AM they will be reflected on the minutes as 1:00 PM.

1:00 PM

Exchangeright Net Leased Portfolio 37 DST
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 060 04 0 114.00
220 W Maplewood Ln, Nashville TN 37207

Motion to Change the Total Value to \$3,600,000, by Brenda Gadd, second by Sharon Emerson, unanimously approved. Land Value of \$1,020,700 and Improvement Value reduced to \$2,579,300.

Tennessee Education Association
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 082 14 0 020.00
801 2nd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$11,474,000, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$8,363,600 and Improvement Value of \$3,110,400.

Hermitage Senior Housing Propco, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 086 00 0 772.00
3778 Central Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$13,056,000, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$1,260,000 and Improvement Value of \$11,796,000.

Lynnwood Partners
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 091 14 0 177.00
5607 Lenox Ave, Nashville TN 37209

Motion to Change the Total Value to \$4,750,000, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$1,979,400 and Improvement Value reduced to \$2,770,600.

1507 Music Row LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 104 08 0 283.00
1507 17th Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$1,370,300, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$777,200 and Improvement Value of \$593,100.

Tomlinson Properties, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 163 00 0 231.00
5214 Hickory Hollow Pkwy, Antioch TN 37013

Motion to No Change the Total Value of \$2,110,700, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$1,091,200 and Improvement Value of \$1,019,500.

Mt. View Marketplace, LLC
Mark Kinch, with Property Valuation Services, appearing
Parcel ID 164 00 0 316.00
3532 Murfreesboro Pike, Antioch TN 37013

Motion to Change the Total Value to \$16,400,000, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$4,680,300 and Improvement Value reduced to \$11,719,700.

VI. Adjournment of the Morning Session

Motion to adjourn by Brenda Gadd, second by Sharon Emerson, unanimously approved.

Meeting adjourned 12:08 PM.

Afternoon Session:

VII. Roll Call

Members present for the afternoon session included: Mr. Derrick Starks, Mr. Bob Notestine, and Ms. Sharon Emerson. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

VIII. Appeals

3:00 PM

KNS Hospitality
Kimit Bhika and Manoj Morar, appearing
Parcel ID 095 07 0 148.00
2435 Atrium Way, Nashville TN 37214

Motion to Change the Total Value to \$9,000,000, by Bob Notestine, by Sharon Emerson, unanimously approved. Land Value of \$1,215,300 and Improvement Value reduced to \$7,784,700.

PKNA Corp.
Kimit Bhika and Manoj Morar, appearing
Parcel ID 095 15 0 014.00
600 Ermac Drive, Nashville TN 37214

Motion to Change the Total Value to \$6,700,000, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$1,028,000 and Improvement Value reduced to \$5,672,000.

3:30 PM

Hamidullah Durani & Gholam Durani
Hamidullah Durani, appearing
Parcel ID 105 16 0 297.00
2097 Dunn Ave, Nashville TN 37211

Motion to Change the Total Land Value to \$152,500, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value reduced to \$152,500.

Hamidullah Durani & Gholam Durani
Hamidullah Durani, appearing
Parcel ID 105 16 0 298.00
1918 Seminole Ave, Nashville TN 37211

Motion to Change the Total Land Value to \$150,000, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value reduced to \$150,000.

Hamidullah Durani & Gholam Durani
Hamidullah Durani, appearing
Parcel ID 105 16 0 299.00
1920 Seminole Ave, Nashville TN 37211

Motion to Change the Total Value to \$390,000, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value reduced to \$139,000 and Improvement Value reduced to \$251,000.

Hamidullah Durani & Gholam Durani
Hamidullah Durani, appearing
Parcel ID 133 06 0 036.00
3605 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$587,000, by Bob Notestine, second by Sharon Emerson, unanimously approved. Land Value of \$358,800 and Improvement Value reduced to \$228,200.

Hamidullah Durani & Gholam Durani
Hamidullah Durani, appearing
Parcel ID 133 06 0 274.00
3600 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$900,000, by Bob Notestine, second by Sharon Emerson, unanimously approved. Land Value of \$479,650 and Improvement Value of \$420,350.

IX. Adjournment of the Afternoon Session

Motion to adjourn by Bob Notestine, second by Sharon Emerson, unanimously approved.

Meeting adjourned 4:50 PM.

ATTEST:

APPROVED:
