



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Thursday September 2, 2021

8:30 AM & 1:00 PM

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

I. Call To Order

II. Roll Call

Members present included: Mr. Bob Notestine, Mr. Derrick Starks, and Mr. Charley Hankla. Also present were Herman Ruben, Pam Williams Ishie, Wes Thomas and Paige Shortsleeve, with the Office of the Property Assessor and Margaret Darby with Metro Legal.

III. Review and Approval of Minutes:

IV. New Business:

V. Appeals:

8:30 AM (Audio Appeal)

TIC I & TIC II & TIC III

Laurence Kosowsky with Cantrell McCulloch, Inc., appearing via Audio

Parcel ID 082 15 0 230.00

120 S 5<sup>th</sup> St, Nashville TN 37206

Motion to No Change the Total Value of \$63,047,000, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$9,452,500 and Improvement Value of \$53,594,500.

Steadfast Discovery, LLC  
Laurence Kosowsky with Cantrell McCulloch, Inc., appearing via Audio  
Parcel ID 164 00 0 300.00  
5000 Mountain Springs Rd, Antioch TN 37013

Motion to No Change the Total Value of \$60,658,600, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$2,688,000 and Improvement Value of \$57,970,600.

9:00 AM

Serra Works of Madison, L.L.C.  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 026 00 0 054.00  
2318 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value of \$6,412,000, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$3,879,100 and Improvement Value reduced to \$2,532,900.

Serra Works of Madison, L.L.C.  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 026 00 0 055.00  
2340 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$10,858,100, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$4,978,900 and Improvement Value of \$5,879,200.

Bobby J. Goad, Sr., and Diane H. Goad  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 026 01 0 152.00  
333 Cartwright St, Goodlettsville TN 37072

Motion to No Change the Total Value of \$854,500, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$158,900 and Improvement Value of \$695,600.

Realty Income Corp.  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 051 08 0 105.00  
1023 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$1,043,000, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$227,500 and Improvement Value of \$815,500.

James David Andrews, IV, Revocable Living Trust  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 075 00 0 171.00  
5020 Old Hickory Blvd, Hermitage TN 37076

Motion to No Change the Total Value of \$1,785,600, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$359,800 and Improvement Value of \$1,425,800.

Primo Holdings  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 092 12 0 024.00  
1710 Charlotte Ave, Nashville TN 37203

Motion to No Change the Total Value of \$683,600, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$672,600 and Improvement Value of \$11,000.

H. M. & L. Co., L.P.  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 092 15 0 048.00  
200 25th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$3,928,400, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$3,920,000 and Improvement Value of \$8,400.

William P. Dixon  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 103 02 0 064.00  
312 B White Bridge Pike, Nashville TN 37209

Motion to No Change the Total Value of \$927,400, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$575,000 and Improvement Value of \$352,400.

Tennessee Becknell Development, LLC  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 107 01 0 010.00  
1740 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total Value of \$3,133,100, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$603,000 and Improvement Value of \$2,530,100.

Realty Income Corp.  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 133 14 0 092.00  
3811 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$1,148,900, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$346,300 and Improvement Value of \$802,600.

MNG II, LP  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 142 00 0 136.00  
7093 Old Harding Pike, Nashville TN 37221

Motion to No Change the Total Value of \$2,037,900, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$543,600 and Improvement Value of \$1,494,300.

Jiffy Lube International of Maryland, Inc.  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 149 00 0 241.00  
518 Bell Road, Antioch TN 37013

Motion to No Change the Total Value of \$1,345,300, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$221,400 and Improvement Value of \$1,123,900.

Xtra Lease LLC  
Michael Krzeminski with The Tax Relief Group, appearing  
Parcel ID 175 00 0 100.00  
1701 Heil Quaker Blvd, LaVergne TN 37086

Motion to No Change the Total Value of \$4,328,900, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$1,964,300 and Improvement Value of \$2,364,600.

**\*\*THIS CONCLUDED THE MORNING SESSION/APEALS SCHEDULED. WITH THE AGREEMENT OF ALL PARTIES AND THE METRO BOARD, THE AFTERNOON APEALS SCHEDULED BEGAN IMMEDIATELY FOLLOWING THE CONCLUSION OF THE MORNING SESSION.**

1:00 PM

GH Partnership  
Clint Carter with The Aegis Group, LLC, appearing  
Parcel ID 093 06 1 038.00  
215 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total Value to \$7,500,000, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$3,245,900 and Improvement Value reduced to \$4,254,100.

McDonald's Corporation  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 053 00 0 030.00  
1252 Robinson Rd, Old Hickory TN 37138

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

McDonald's Corp.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 060 04 0 098.00  
3300 Dickerson Pike, Nashville TN 37207

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

McDonald's Corp.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 062 00 0 165.00  
201 Rudy Circle, Nashville TN 37214

Motion to Change the Total Value to \$3,814,000, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$1,168,300 and Improvement Value reduced to \$2,645,700.

Charles Turner Family Limited Partnership  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 064 16 0 022.00  
4738 Lebanon Pike, Hermitage TN 37076

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

McDonald's Corp.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 064 16 0 029.00  
4734 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$3,420,100, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$585,400 and Improvement Value of \$2,834,700.

McDonald's Real Estate Company  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 084 16 0 027.00  
154 McGavock Pike, Nashville TN 37214

Motion to No Change the Total Value of \$4,072,700, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$1,410,000 and Improvement Value of \$2,662,700.

McDonald's Corp.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 086 01 0 070.00  
3470 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$3,018,800, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$603,700 and Improvement Value of \$2,415,100.

Archland Property I, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 097 00 0 111.00  
5800 Old Hickory Blvd, Hermitage TN 37076

Motion to No Change the Total Value of \$3,570,600, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$1,082,000 and Improvement Value of \$2,488,600.

ULAX Estates, Inc.  
Clint Carter with The Aegis Group, LLC, appearing  
Parcel ID 102 08 0 117.00  
3710 Annex Ave, Nashville TN 37209

Motion to Change the Total Value to \$18,500,000, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$12,760,900 and Improvement Value reduced to \$5,739,100.

McDonald's USA, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 104 03 0 011.00  
2702 West End Ave, Nashville TN 37203

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

McDonald's USA, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 104 03 0 012.00  
2700 West End Ave, Nashville TN 37203

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

McDonald's USA, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 104 03 0 014.00  
109 27<sup>th</sup> Ave N, Nashville TN 37203

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

McDonald's Corp.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 108 01 0 071.00  
545 Donelson Pike, Nashville TN 37214

Motion to No Change the Total Value of \$2,977,600, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$751,400 and Improvement Value of \$2,226,200.

McDonald's Corp.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 118 02 0 266.00  
2612 8<sup>th</sup> Ave S, Nashville TN 37204

Motion to Change the Total Value to \$3,500,000, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$2,066,900 and Improvement Value reduced to \$1,433,100.

McDonald's Corp.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 119 01 0 047.00  
2212 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$3,129,000, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$2,027,700 and Improvement Value reduced to \$1,101,300.

McDonald's Corp.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 131 02 0 105.00  
4110 Hillsboro Pike, Nashville TN 37215

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

McDonald's USA, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 142 00 0 020.00  
7100 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Value of \$3,044,400, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$914,800 and Improvement Value of \$2,129,600.

McDonald's Real Estate Company  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 147 00 0 002.01  
4041 Nolensville Pike, Nashville TN 37211

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

McDonald's Real Estate Company  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 147 00 0 267.00  
0 Welshwood Dr, Nashville TN 37211

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

J-C Markets, Inc.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 156 09 0 053.00  
8050 Highway 100, Nashville TN 37221

Motion to Change the Total Value to \$2,793,000, by Bob Notestine, second by Charley Hankla, unanimously approved. Land Value of \$964,400 and Improvement Value reduced to \$1,828,600.

McDonald's Real Estate Company  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 161 00 0 308.00  
5744 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$3,415,000, by Charley Hankla, second by Bob Notestine, unanimously approved. Land Value of \$1,435,500 and Improvement Value reduced to \$1,979,500.

VI. Adjournment of the Meeting

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

Meeting adjourned 12:16 PM.

**ATTEST:**

**APPROVED:**

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