



## **MINUTES**

### **METROPOLITAN BOARD OF EQUALIZATION**

**Friday September 24, 2021**

**8:30 AM**

**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: Ms. Sharon Emerson, Mr. Derrick Starks, and Mr. Charley Hankla. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes

IV. New Business:

V. Appeals:

Vireshwar Sahai & Krishna M. Sahai  
Anjali and Ranjana Sahai, appearing on behalf of their parents  
Parcel ID 141 05 0A 649.00  
530 Avondale Park, Nashville TN 37221

\*\*This first parcel was originally heard on June 21, 2021. There was a discrepancy in the square footage, so the MBOE requested the Office of the Assessor of Property to go back out and remeasure. The results of those findings were that there was a difference in the square footage, however, not in the amount the appellants were seeking. Motion to Change the Total Value to \$388,200, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$88,000 and Improvement Value reduced to \$300,200.

8:30 AM (Audio Appeal)

Valvoline, LLC  
Carmen Meadows with InTax, Inc., appearing via Audio  
Parcel ID 034 06 0 042.00  
723 Myatt Drive, Madison TN 37115

Motion to No Change the Total Value of \$1,052,900, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$324,100 and Improved Value of \$728,800.

The Walton Co.  
Carmen Meadows with InTax, Inc., appearing via Audio  
Parcel ID 042 16 0 222.00  
205 Old Hickory Blvd, Madison TN 37115

Motion to No Change the Total Value of \$753,900, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$248,300 and Improved Value of \$505,600.

Amon Ringemann & Anna Ringemann  
Carmen Meadows with InTax, Inc., appearing via Audio  
Parcel ID 086 00 0 257.00  
4027 Andrew Jackson Pkwy, Hermitage TN 37076

Motion to Change the Total Value to \$1,050,000, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$237,000 and Improved Value reduced to \$813,000.

Sudekum, L.P.  
Carmen Meadows with InTax, Inc., appearing via Audio  
Parcel ID 103 15 0 033.00  
4319 Harding Pike, Nashville TN 37205

Motion to No Change the Total Value of \$1,415,700, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$960,000 and Improved Value of \$455,700.

Valvoline, LLC  
Carmen Meadows with InTax, Inc., appearing via Audio  
Parcel ID 119 09 0 257.00  
406 Collier Ave, Nashville TN 37211

Motion to No Change the Total Value of \$723,900, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$253,100 and Improved Value of \$470,800.

Valvoline, LLC  
Carmen Meadows with InTax, Inc., appearing via Audio  
Parcel ID 142 00 0 234.00  
7124 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Value of \$937,800, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$359,400 and Improved Value of \$578,400.

Valvoline, LLC  
Carmen Meadows with InTax, Inc., appearing via Audio  
Parcel ID 149 00 0 315.00  
2577 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$785,200, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$277,500 and Improved Value of \$507,700.

Valvoline, LLC  
Carmen Meadows with InTax, Inc., appearing via Audio  
Parcel ID 161 00 0 234.00  
5512 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$728,800, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$108,100 and Improved Value of \$620,700.

Valvoline, LLC  
Carmen Meadows with InTax, Inc., appearing via Audio  
Parcel ID 163 00 0 337.00  
1109 Bell Rd, Antioch TN 37013

Motion to No Change the Total Value of \$869,000, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$169,900 and Improved Value of \$699,100.

9:45 AM

Meadow Creek, L.P.  
John McDonald, with Evans, Jones & Reynolds, appearing  
Parcel ID 025 00 0 071.00  
919 Dickerson Pike, Goodlettsville TN 37072

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

Studio A Preservation Partners, LLC  
John McDonald, with Evans, Jones & Reynolds, appearing  
Parcel ID 092 16 0 406.00  
30 Music Sq W, Nashville TN 37203

Motion to No Change the Total Value of \$6,329,800, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$4,162,500 and Improved Value of \$2,167,300.

Studio A Preservation Partners, LLC  
John McDonald, with Evans, Jones & Reynolds, appearing  
Parcel ID 092 16 0 432.00  
0 Music Sq W, Nashville TN 37203

Motion to No Change the Total Value of \$1,138,900, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$1,125,000 and Improved Value of \$13,900.

10:30 AM (Audio Appeal)

WLM Retail Trust  
Patrick Howard, with Assessment Technologies Limited, appearing via Audio  
Parcel ID 075 14 0 135.00  
4101 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$6,495,100, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$4,000,500 and Improved Value of \$2,494,600.

VI. Adjournment of the Meeting

Motion to adjourn by Sharon Emerson, second by Charley Hankla, unanimously approved.

Meeting adjourned 11:11 AM.

**ATTEST:**

**APPROVED:**

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