



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Friday October 29, 2021

8:30 AM

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

I. Call To Order

II. Roll Call

Members present included: Ms. Sharilyn Pettus, Mr. Derrick Starks, and Dr. Truitt Ellis. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of Minutes from October 28, 2021, by Sharilyn Pettus, second by Truitt Ellis, unanimously approved.

IV. New Business:

V. Appeals:

8:30 AM

453 Chestnut, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 03 0 154.00
453 Chestnut St, Nashville TN 37203

Motion to No Change the Total Value of \$2,828,500 by Sharilyn Pettus, second by Truitt Ellis, unanimously approved. Land Value of \$1,875,000 and Improvement Value of \$953,500.

453 Chestnut, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 03 0 155.00
439 Chestnut St, Nashville TN 37203

Motion to No Change the Total Value of \$389,900 by Sharilyn Pettus, second by Truitt Ellis, unanimously approved. Land Value of \$375,000 and Improvement Value of \$14,900.

Humphreys Street Properties, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 03 0 159.00
1213 Martin St, Nashville TN 37203

Motion to No Change the Total Land Value of \$220,000 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$220,000.

Humphreys Street Properties, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 03 0 161.00
462 Humphreys St, Nashville TN 37203

Motion to No Change the Total Value of \$2,244,500 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$740,500 and Improvement Value of \$1,504,000.

RPM Properties, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 03 0 163.00
468 Humphreys St, Nashville TN 37203

Motion to No Change the Total Value of \$3,431,900 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$3,397,700 and Improvement Value of \$34,200.

David Macias & Judith Edelman
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 07 0 476.00
611 Merritt Ave, Nashville TN 37203

Motion to No Change the Total Value of \$3,028,900 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$722,400 and Improvement Value of \$2,306,500.

David Macias & Judith Edelman
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 07 0 477.00
0 Merritt Ave, Nashville TN 37203

Motion to No Change the Total Value of \$617,200 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$602,000 and Improvement Value of \$15,200.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 16 0 091.00
2006 Gladstone Ave, Nashville TN 37211

Motion to No Change the Total Value of \$1,267,800 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$397,300 and Improvement Value of \$870,500.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 16 0 095.00
2101 Utopia Ave, Nashville TN 37211

Motion to No Change the Total Land Value of \$105,600 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$105,600.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 16 0 096.00
2111 Utopia Ave, Nashville TN 37211

Motion to No Change the Total Land Value of \$165,000 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$165,000.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 16 0 099.00
2109 Utopia Ave, Nashville TN 37211

Motion to Change the Total Value to \$1,647,622 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$528,000 and Improvement Value reduced to \$1,119,622.

Stafford Thurman Partners, LP
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 105 16 0 131.00
2137 Utopia Ave, Nashville TN 37211

Motion to No Change the Total Value of \$644,100 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$165,000 and Improvement Value of \$479,100.

Stafford Thurman Partners, LP
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 02 0 059.00
1008 Old Tree Ct, Nashville TN 37210

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

Ragland Corp.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 02 0 067.00
835 Fesslers Pkwy, Nashville TN 37210

Motion to No Change the Total Value of \$2,357,500 by Sharilyn Pettus, second by Truitt Ellis, unanimously approved. Land Value of \$348,800 and Improvement Value of \$2,008,700.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 03 0 008.00
1303 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total Value of \$447,800 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$215,600 and Improvement Value of \$232,200.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 03 0 009.00
1305 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total Value of \$1,788,500 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$176,400 and Improvement Value of \$1,612,100.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 03 0 010.00
1309 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total Land Value of \$101,900 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$101,900.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 05 0 154.00
720 Fesslers Lane, Nashville TN 37210

Motion to Change the Total Value to \$795,000 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$222,600 and Improvement Value reduced to \$572,400.

J. Williams Blevins
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 06 0 015.00
307 Arlington Ave, Nashville TN 37210

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

J. Williams Blevins
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 06 0 017.00
0 Arlington Ave, Nashville TN 37210

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

Highway 109 Partners & Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 14 0 153.00
145 Lyle Lane, Nashville TN 37210

Motion to Change the Total Value to \$1,400,000 by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$268,300 and Improvement Value reduced to \$1,131,700.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 14 0 160.00
121 Lyle Lane, Nashville TN 37210

Motion to No Change the Total Value of \$817,700 by Sharilyn Pettus, second by Truitt Ellis,
unanimously approved. Land Value of \$109,800 and Improvement Value of \$707,900.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 14 0 162.00
113 Lyle Lane, Nashville TN 37210

Motion to Change the Total Value to \$787,500 by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$184,000 and Improvement Value reduced to \$603,500.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 14 0 170.00
148 Park South Ct, Nashville TN 37210

Motion to Change the Total Value to \$2,018,100 by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$204,300 and Improvement Value reduced to \$1,813,800.

Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 14 0 171.00
154 Park South Ct, Nashville TN 37210

Motion to No Change the Total Value of \$211,900 by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$198,200 and Improvement Value of \$13,700.

Highway 109 Partners & Stafford Partners No. 1, L.P.
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 106 14 0 213.00
137 Lyle Lane, Nashville TN 37210

Motion to Change the Total Value to \$1,388,520 by Sharilyn Pettus, second by Truitt Ellis,
unanimously approved. Land Value of \$219,500 and Improvement Value reduced to \$1,169,020.

Stafford Partners No. 1, L.P. ET AL
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing
Parcel ID 107 00 0 101.00
1903 Air Lane Dr, Nashville TN 37210

Motion to No Change the Total Value of \$2,431,000 by Sharilyn Pettus, second by Truitt Ellis,
unanimously approved. Land Value of \$387,000 and Improvement Value of \$2,044,000.

VI. Adjournment of the Meeting

Motion to adjourn by Sharilyn Pettus, second by Truitt Ellis, unanimously approved.

Meeting adjourned 10:51 AM.

ATTEST:

APPROVED:
