



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

**Tuesday November 16, 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: Ms. Deb Dawson, Ms. Brenda Gadd, and Ms. Sharon Emerson. Also present were Herman Ruben and Wes Thomas with the Office of the Property Assessor.

As both the Chair and Vice Chair were not present, the MBOE nominated Brenda Gadd as Temporary Chair for the morning session; Motion by Deb Dawson, second by Sharon Emerson, unanimously approved.

III. Review and Approval of Minutes: Approval of the Minutes from the MBOE Meeting of November 15, 2021, Motion by Deb Dawson, second by Sharon Emerson, unanimously approved.

IV. New Business

V. Appeals:

8:30 AM

Music City Games, Inc.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 062 00 0 151.00  
2444 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$4,000,000, by Sharon Emerson, second by Deb Dawson, unanimously approved. Land Value of \$3,654,200 and Improvement Value reduced to \$345,800.

Matt Healy  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 092 12 0 286.00  
1908 Church St, Nashville TN 37203

Motion to No Change the Total Value of \$1,637,900, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$1,275,000 and Improvement Value of \$362,900.

Frank C. May  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 093 06 2 053.00  
123 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to Continue to allow the Office of the Property Assessor to conduct a Field Review of the property, by Deb Dawson, second by Sharon Emerson, unanimously approved.

West Properties, L.P.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 093 16 0 441.00  
131 W Express Dr, Nashville TN 37210

Motion to No Change the Total Value of \$2,508,000, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$1,795,500 and Improvement Value of \$712,500.

Blackstone Apts, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 104 06 0 013.00  
3307 Fairmont Dr, Nashville TN 37203

Motion to No Change the Total Value of \$2,534,800, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$2,286,900 and Improvement Value of \$247,900

Aaron P. Hetrick  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 105 06 0 167.00  
1508 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$601,900, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$548,800 and Improvement Value of \$53,100

Aaron P. Hetrick & Julia Petrova  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 105 10 0 044.00  
1809 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$1,567,200, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$1,437,800 and Improvement Value of \$129,400

Aaron P. Hetrick & Julia Petrova  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 105 10 0 045.00  
1807 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$918,300, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$744,800 and Improvement Value of \$173,500

Aaron P. Hetrick & Julia Petrova  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 105 10 0 046.00  
1805 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$877,200, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$705,700 and Improvement Value of \$171,500

BMP, L.L.C.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 116 03 0 005.00  
4500 Harding Pike, Nashville TN 37205

Motion to No Change the Total Value of \$31,314,700, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$20,627,200 and Improvement Value of \$10,687,500

BOP, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 116 03 0 021.00  
103 Woodmont Blvd, Nashville TN 37205

Motion to No Change the Total Value of \$1,181,500, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$1,132,600 and Improvement Value of \$48,900

BOP, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 116 03 0 132.00  
4525 Harding Pike, Nashville TN 37205

Motion to No Change the Total Value of \$20,492,400, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$9,506,600 and Improvement Value of \$10,985,800.

BOP, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 116 03 0 134.00  
4515 Harding Pike, Nashville TN 37205

Motion to No Change the Total Value of \$14,606,300, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$7,701,400 and Improvement Value of \$6,904,900.

314 Natchez Investments, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 133 06 0 252.00  
314 Natchez Ct, Nashville TN 37211

Motion to Change the Total Value to \$2,800,000, by Sharon Emerson, second by Deb Dawson, unanimously approved. Land Value of \$1,132,600 and Improvement Value reduced to \$1,667,400.

SHAA investments, Inc.  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 147 11 0 143.00  
4512 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$1,750,700, by Sharon Emerson, second by Deb Dawson, unanimously approved. Land Value of \$769,000 and Improvement Value of \$981,700.

VI. Adjournment of the Morning Meeting

Motion to adjourn by Sharon Emerson, second by Deb Dawson, unanimously approved.

Meeting adjourned 10:25 AM.

VII. Roll Call for Afternoon Session

Members present included: Ms. Glenda Chambers, Ms. Jacqueline Kelly, and Ms. Sharilyn Pettus. Also present were Herman Ruben and Pam Williams Ishie with the Office of the Property Assessor.

As both the Chair and Vice Chair were not present, the MBOE nominated Jacqueline Kelly as Temporary Chair for the afternoon session; Motion by Glenda Chambers, second by Sharilyn Pettus, unanimously approved.

1:00 PM

Gallatin Road Self Storage, LLC  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 034 09 0 184.00  
1476 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$6,143,500, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,033,100 and Improvement Value of \$5,110,400.

800 Main Development Partners, LLC  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 082 16 0 018.00  
800 Main Street, Nashville TN 37206

Motion to No Change the Total Value of \$14,071,000, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$13,773,700 and Improvement Value of \$297,300.

Lyn Gallatin, LLC  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 083 01 0 375.00  
1001 Gallatin Ave, Nashville TN 37206

Motion to No Change the Total Value of \$1,499,100, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$340,000 and Improvement Value of \$1,159,100.

Lyn Gallatin, LLC  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 083 01 0 376.00  
1003 Gallatin Ave, Nashville TN 37206

Motion to No Change the Total Value of \$1,590,300, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$340,000 and Improvement Value of \$1,250,300.

Lyn Gallatin, LLC  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 083 01 0 377.00  
1005 Gallatin Ave, Nashville TN 37206

Motion to No Change the Total Value of \$354,900, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$340,000 and Improvement Value of \$14,900.

Lyn Gallatin, LLC  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 083 01 0 378.00  
1007 Gallatin Ave, Nashville TN 37206

Motion to No Change the Total Value of \$355,200, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$340,000 and Improvement Value of \$15,200.

1819 Broadway Partners  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 092 16 0 198.00  
1819 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$1,912,800, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,575,000 and Improvement Value of \$337,800.

SUMJACK, LLC  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 106 00 0 012.02  
1500 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total Value of \$3,166,700, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$418,500 and Improvement Value of \$2,748,200.

107 Kenner GP  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 116 03 0 093.00  
107 Kenner Ave, Nashville TN 37205

Motion to No Change the Total Value of \$2,012,600, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$950,000 and Improvement Value of \$1,062,600.

Melrose Storage, LLC  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 118 02 0 297.00  
700 Inverness Ave, Nashville TN 37204

Motion to No Change the Total Value of \$14,198,000, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,434,900 and Improvement Value of \$12,763,100.

Standout Holdings, LLC  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 118 16 0 007.00  
2927 Sidco Dr, Nashville TN 37204

Motion to Change the Total Value to \$2,323,000, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$637,500 and Improvement Value reduced to \$1,685,500.

Charles G. Pruitt  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 119 09 0 028.00  
2710 Landers Ave, Nashville TN 37211

Motion to No Change the Total Value of \$3,161,600, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$831,100 and Improvement Value of \$2,330,500.

120 Second Avenue South, LLC  
Creighton Titus with The Aegis Group, LLC, appearing  
Parcel ID 093 06 4 101.00  
120 2<sup>nd</sup> Ave S, Nashville TN 37201

Motion to No Change the Total Value of \$3,615,900, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$3,600,000 and Improvement Value of \$15,900.

VIII. Adjournment of the Afternoon Meeting

Motion to adjourn by Glenda Chambers, second by Sharilyn Pettus, unanimously approved.

Meeting adjourned 3:10 PM.

**ATTEST:**

**APPROVED:**

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