



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday, August 14, 2017

9:00 A.M. & 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 included: Ms. Mara Thompson, Ms. Lyn Brandmeir, and Ms. Glenda Chambers, Derrick Hammond, Randy Ward and Herman Ruben with the Property Assessor's office were also present.

As the Chair and Vice Chair were not present at the meeting, the MBOE appointed Lyn Brandmeir, Temporary Chair, Motion by Glenda Chambers and seconded by Mara Thompson, unanimously approved.

III. New Business

Appeals:

9:00 AM

Michael W. O'Neil
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 071 11 0 248.00
1422 Stainback Ave, Nashville TN 37207

Motion to Change the Total Value to \$150,000, by Mara Thompson, second by Glenda Chambers, unanimously approved. Land Value of \$80,000 and Improvement Value reduced to \$70,000.

Michael W. O'Neil
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 072 13 0 322.00
918 Douglas Ave, Nashville TN 37206

Motion to No Change the Total Value of \$166,800, by Mara Thompson, second by Glenda Chambers, unanimously approved. Land Value of \$63,800 and Improvement Value of \$103,000.

Michael W. O'Neill
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 072 13 0 458.00
952 D Strouse Ave, Nashville TN 372096

Motion to Change the Total Value to \$182,600, by Mara Thompson, second by Glenda Chambers, unanimously approved. Land Value of \$67,500 and Improvement Value reduced to \$115,100.

Michael W O'Neill
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 082 07 0 128.00
320 A Wilburn St, Nashville TN 37207

Motion to Change the Total Value to \$218,400, by Mara Thompson, second by Glenda Chambers, unanimously approved. Land Value of \$100,000 and Improvement Value reduced to \$118,400.

Michael W. O'Neill
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 082 11 0 011.00
203 Truetland Ave, Nashville TN 37207

Motion to Change the Total Value to \$185,000, by Mara Thompson, second by Glenda Chambers, unanimously approved. Land Value of \$100,000 and Improvement Value reduced to \$85,000.

Dialysis Clinic, Inc.
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 091 14 0 205.00
300 S 10th St, Nashville TN 37206

At the request of the appellant, this appeal is withdrawn.

M & J Partnership
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 092 02 0B 001.00
2612 A Meharry Blvd, Nashville TN 37208

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

M & J Partnership
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 092 02 0B 002.00
2612 B Meharry Blvd, Nashville TN 37208

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

Dialysis Clinic, Inc.
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 092 12 0 375.00
1707 Church St, Nashville TN 37203

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

Dialysis Clinic, Inc.
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 092 12 0 379.00
1721 Church St, Nashville TN 37203

Motion to Change the Total Value to \$3,816,000, by Mara Thompson, second by Glenda Chambers, unanimously approved. Land Value of \$1,080,000 and Improvement Value reduced to \$2,736,000.

Dialysis Clinic, Inc.
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 092 12 0 423.00
1700 Hayes St, Nashville TN 37203

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

Ulux Estates, Inc.
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 102 08 0 117.00
3710 Annex Ave, Nashville TN 37209

Motion to Change the Total Value to \$14,217,000, by Mara Thompson, second by Glenda Chambers, unanimously approved. Land Value of \$10,026,400 and Improvement Value reduced to \$4,190,600.

Tennessee Real Estate Investments
Sinjian Hathoot and Brian Bishop with Aegis Group, LLC appeared
Parcel ID 134 14 0 039.00
3343 Perimeter Hill Dr, Nashville TN 37211

Motion to Change the Total Value to \$5,868,000, by Mara Thompson, second by Glenda Chambers, unanimously approved. Land Value of \$1,091,600 and Improvement Value reduced to \$4,776,400.

1:00 PM Appeals

Members present included: Mr. Bob Notestine, Mr. Derrick Starks, Dr. John Flanagan, and Ms. Jacqueline Kelly. Also present were Derrick Hammond and Herman Ruben with the Property Assessor's office.

1:00 PM

Jones, Dorothy Waller
Parcel ID 118 02 0 267.00
2616 8th Ave S, Nashville TN 37204

This appeal was originally heard by the MBOE on July 18, 2017. During Quality Control review, it was determined that Mapping had changed the acreage of this Parcel but this was not picked up by the Assessor's Office until after Reappraisal Notices were mailed in May, 2017. The original acreage was .71 acres and was being increased to .80 acres. Based on this, the land value on this must be increased due to the size. Motion to Change the Total Value to \$1,127,300, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,115,100 and Improvement Value reduced to \$12,200.

Rivergate Industrial Center
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 043 00 0 043.00
11 Fant Industrial Dr, Madison TN 37115

Motion to Change the Total Value to \$4,463,000, by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$990,600 and Improvement Value reduced to \$3,472,400.

OP Riverview Property, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 070 11 0 008.00
545 Mainstream Dr, Nashville TN 37228

Motion to No Change the Total Value to \$7,985,500, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,670,800 and Improvement Value of \$6,314,700.

Stafford Partners, No. 1 L.P.
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 082 12 0 372.00
936 Woodland St, Nashville TN 37206

Motion to Change the Total Value to \$587,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$425,000 and Improvement Value reduced to \$162,000.

OP Music Circle, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 093 13 0 325.00
2 Music Cir S, Nashville TN 37203

Motion to No Change the Total Value to \$2,316,700, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,404,800 and Improvement Value of \$911,900.

Lebanon Pike Partners, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 094 00 0 074.00
2 Music Cir S, Nashville TN 37203

Motion to No Change the Total Value to \$1,155,200, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$519,000 and Improvement Value of \$636,200.

D.I.G. - Nashville, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 095 13 0 027.00
1890 Elm Tree Dr, Nashville TN 37210

Motion to No Change the Total Value to \$1,665,000, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$440,000 and Improvement Value of \$1,225,000.

A & B Building MIP
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 095 13 0 030.00
1879 Elm Tree Dr, Nashville TN 37210

Motion to No Change the Total Value to \$762,700, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$282,000 and Improvement Value of \$480,700.

Mathews, R.C. Contractor, Inc.
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 095 13 0 032.00
1869 Elm Tree Dr, Nashville TN 37210

Motion to No Change the Total Value to \$1,051,400 by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$300,000 and Improvement Value of \$751,400.

JDJP Development, LLC & HP Towers
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 106 04 0 020.00
749 Massman Dr, Nashville TN 37210

Motion to Change the Total Value to \$2,880,000 by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$717,000 and Improvement Value reduced to \$2,163,000.

The Quarter Jackson, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 107 00 0 089.00
1920 Air Lane Dr, Nashville TN 37210

Motion to Change the Total Value to \$3,462,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$638,000 and Improvement Value reduced to \$2,824,000.

Airlane Investors, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 107 00 0 095.00
1865 Air Lane Dr, Nashville TN 37210

Motion to Change the Total Value to \$4,643,000 by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$850,000 and Improvement Value reduced to \$3,793,000.

Airlane Investors, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 107 00 0 099.00
1830 Air Lane Dr, Nashville TN 37210

Motion to No Change the Total Value to \$3,131,600 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$866,000 and Improvement Value of \$2,265,600.

Avenue Cleghorn, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 117 14 0 040.00
3823 Cleghorn Ave, Nashville TN 37215

Motion to No Change the Total Value to \$4,741,000 by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$2,511,000 and Improvement Value of \$2,230,000.

Stafford Partners No. 1, L.P.
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 118 08 0 170.00
2509 Eugenia Ave, Nashville TN 37211

Motion to Change the Total Value to \$578,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$418,500 and Improvement Value reduced to \$159,500.

Stafford Partners No. 1, L.P.
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 118 08 0 172.00
2515 Eugenia Ave, Nashville TN 37211

Motion to Change the Total Value to \$1,100,000 by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$806,800 and Improvement Value reduced to \$293,200.

OP AEP Property, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 120 10 0 089.00
1321 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$14,378,000 by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,350,600 and Improvement Value reduced to \$13,027,400.

Southern Properties Company
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 130 05 0 001.00
6017 Highway 100, Nashville TN 37205

Motion to No Change the Total Value to \$9,102,300 by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$3,484,800 and Improvement Value of \$5,617,500.

The Anna M. Waller, Family Trust
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 133 00 0 003.02
3650 Trousdale Dr, Nashville TN 37204

Motion to Change the Total Value to \$3,540,420 by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,730,200 and Improvement Value reduced to \$1,810,220.

Allied At Trousdale, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 133 00 0 098.00
3600 Trousdale Dr, Nashville TN 37204

Motion to Change the Total Value to \$6,180,000 by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$2,077,000 and Improvement Value reduced to \$4,103,000.

Airport South Partners, G.P.
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 134 00 0 246.00
501 Metroplex Dr, Nashville TN 37211

Motion to No Change the Total Value to \$3,741,700 by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$1,249,600 and Improvement Value of \$2,492,100.

LB Associates, LLC & Terry Smith
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 148 00 0 183.00
5040 Linbar Dr, Nashville TN 37211

Motion to No Change the Total Value to \$2,344,600 by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$214,300 and Improvement Value of \$2,130,300.

LB Associates, LLC & Terry Smith
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 148 00 0 285.00
5042 Linbar Dr, Nashville TN 37211

Motion to Change the Total Value to \$1,539,000 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$360,700 and Improvement Value reduced to \$1,178,300.

Gateway Poplar, Inc.
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 160 00 0 209.00
750 Old Hickory Blvd, Brentwood TN 37027

Motion to No Change the Total Value to \$45,206,000 by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$8,848,800 and Improvement Value of \$36,357,200.

Hickory Hollow Partners, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 163 00 0 249.00
5301 Hickory Hollow Pkwy, Antioch TN 37013

Motion to No Change the Total Value to \$2,892,000 by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,254,500 and Improvement Value of \$1,637,500.

HP Tower Investors, LLC
Matt Dobson with Aegis Group, LLC appeared
Parcel ID 183 00 0 053.00
1630 Corporate Pl, Lavergne TN 37086

Motion to No Change the Total Value to \$4,257,600 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$850,500 and Improvement Value of \$3,407,100.

IV. Adjournment

Motion to adjourn by John Flanagan, second by Jacqueline Kelly, unanimously approved.

Meeting adjourned 3:10 P.M.

ATTEST:

APPROVED:
