



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Thursday, August 24, 2017

9:00 A.M. & 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. Mara Thompson, Mr. Derrick Starks, Mr. Bob Notestine, and Mr. Don Turner. Jason Bobo with Metro Legal (via Telephone), Derrick Hammond, Randy Ward and Herman Ruben with the Property Assessor's office were also present.

III. Review and Approval of Minutes from Tuesday August 23, 2017, approved by Bob Notestine, second by Don Turner, unanimously approved.

IV. New Business

Prior to the beginning of the appeals, Metro Legal (Jason Bobo) addressed the Board in reference to the late filing of appeals and the issues that may arise if the Board accepts a late appeal. Basically, Jason discussed the statutes as it pertains to the Assessor's office and how the deadline is set each year as to when the deadline is.

First item of business was the reading in and approval of the 2017 Lists.

- 1) 2017 Assessor Recommendations to the MBOE as to Personal Property Inactive accounts. Motion by Mara Thompson for approval, second by Bob Notestine, unanimously approved.
- 2) 2017 Assessor Recommendations to the MBOE as to Personal Property accounts (those whose account values have been changed based on their Schedule B filing). Motion by Mara Thompson for approval, second by Don Turner, unanimously approved.
- 3) 2017 Assessor Recommendations to the MBOE as to Real Property (these are parcels that either had clerical errors that needed to be corrected, class change or other recommendations). Motion by Mara Thompson for approval, second by Don Turner, unanimously approved.

- 4) 2017 Hearing Officer Recommendations to the MBOE as to Real Property (these are the recommendations from the Residential and Commercial Hearing Officers heard during the 2017 Appeal sessions) Motion by Mara Thompson for approval, second by Bob Notestine, unanimously approved. \*\*\*\*\*NOTE\*\*\*\*\* Don Turner abstained from voting as he was a Commercial Hearing Officer prior to his appointment to the MBOE.

Appeals:

9:00 AM

Uptown Property Holdings, LLC  
Will Brown and Chris Miller with Complex PTS appearing  
Parcel ID 093 05 0 175.00  
917 Commerce St, Nashville TN 37203

Motion to No Change the Total Value of \$2,459,200, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$2,439,400 and Improvement Value of \$19,800.

Uptown Property Holdings, LLC  
Will Brown and Chris Miller with Complex PTS appearing  
Parcel ID 093 05 0 175.01  
913 Commerce St, Nashville TN 37203

Motion to No Change the Total Value of \$780,300, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$774,000 and Improvement Value of \$6,300.

Uptown Property Holdings, LLC  
Will Brown and Chris Miller with Complex PTS appearing  
Parcel ID 093 05 0 186.00  
1001 Church St, Nashville TN 37203

Motion to No Change the Total Value of \$69,892,700, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$67,545,000 and Improvement Value of \$2,347,700.

Uptown Property Holdings, LLC  
Will Brown and Chris Miller with Complex PTS appearing  
Parcel ID 093 05 4 001.00  
919 Church St, Nashville TN 37203

Motion to No Change the Total Value of \$7,178,900, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$7,086,600 and Improvement Value of \$92,300.

Uptown Property Holdings, LLC  
Will Brown and Chris Miller with Complex PTS appearing  
Parcel ID 093 05 4 002.00  
915 Church St, Nashville TN 37203

Motion to No Change the Total Land Value of \$793,600, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$793,600.

Uptown Property Holdings, LLC  
Will Brown and Chris Miller with Complex PTS appearing  
Parcel ID 093 05 4 003.00  
907 Church St, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,792,000, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$1,792,000.

Uptown Property Holdings, LLC  
Will Brown and Chris Miller with Complex PTS appearing  
Parcel ID 093 05 4 008.00  
1 J M Frost Plz, Nashville TN 37203

Motion to Change the Total Land Value to \$42,717,900, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$33,180,000 and Improvement Value reduced to \$9,537,900.

Uptown Property Holdings, LLC  
Will Brown and Chris Miller with Complex PTS appearing  
Parcel ID 093 05 4 024.00  
161 Rosa L Parks Blvd, Nashville TN 37203

Motion to No Change the Total Value of \$2,276,500, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$2,157,400 and Improvement Value of \$119,100.

Uptown Property Holdings, LLC  
Will Brown and Chris Miller with Complex PTS appearing  
Parcel ID 093 05 4 025.00  
161 Rosa L Parks Blvd, Nashville TN 37203

Motion to No Change the Total Value of \$3,858,900, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$3,833,200 and Improvement Value of \$25,700.

9:45 AM

Milap Hotels Real Estate, LLC  
Anan Bhakta, Managing Member and Thomas Dolan, Appraiser appearing  
Parcel ID 163 00 0 363.00  
201 Crossings Pl, Antioch TN 37013

Motion to Change the Total Value to \$11,200,000, by Bob Notestine, second by Don Turner, unanimously approved. Land Value of \$966,400 and Improvement Value reduced to \$10,233,600.

\*\*\*\*\*NOTE\*\*\*\*\* The Chairman, Derrick Starks had to step outside of the room to take a call. During this time, the Board appointed Mara Thompson as Temporary Chair until Mr. Starks return back into the appeals. Motion by Bob Notestine, second by Don Turner, unanimously approved.

10:00 AM

LSREF3/AH Chicago, LLC  
Alex Powell with Altus Group appearing  
Parcel ID 062 00 0 163.00  
220 Rudy Cir, Nashville TN 37214

Motion to No Change the Total Value of \$20,441,400, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,411,300 and Improvement Value of \$19,030,100.

Moran Foods, Inc.  
Alex Powell with Altus Group appearing  
Parcel ID 081 06 0 486.00  
2400 Clarksville Pike, Nashville TN 37208

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

LSREF3/AH Chicago, LLC  
Alex Powell with Altus Group appearing  
Parcel ID 160 00 0 208.00  
202 Summit View Dr, Brentwood TN 37027

Motion to Change the Total Value to \$19,000,000, by Bob Notestine, second by Don Turner, unanimously approved. Land Value of \$1,790,300 and Improvement Value reduced to \$17,209,700.

\*\*\*\*\*NOTE\*\*\*\*\* The Chair has returned to the Appeals and he will resume his role as the Chair.

10:45 AM

Chuck Ryan  
Parcel ID 029 00 0 156.00  
5880 Eatons Creek Rd, Joelton TN 37080

Motion to Change the Total Value to \$179,900, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$116,300 and Improvement Value reduced to \$63,600.

11:00 AM

Stephen Pundor  
Parcel ID 131 03 0 152.00  
1705 Shackelford Dr, Nashville TN 37215

Motion to No Change the Total Value of \$383,200, by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$260,000 and Improvement Value of \$123,200.

1:00 PM Appeals

Roll Call: Ms. Rhonda Weaver, Ms. Glenda Chambers and Dr. John Flanagan were present. Derrick Hammond, Randy Ward and Herman Ruben with the Property Assessor's office were also present.

1:00 PM

Sabrina Shoulders  
Parcel ID 119 01 0 416.00  
2323 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$114,300, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$84,200 and Improvement Value reduced to \$30,100.

Sabrina Shoulders  
Parcel ID 119 01 0 421.00  
2326 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$283,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$153,700 and Improvement Value of \$129,300.

Sabrina Shoulders  
Parcel ID 119 05 0 279.00  
2608 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value of \$406,100, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value reduced to \$108,700 and Improvement Value of \$297,400.

1:00 PM

Alan D Adams, Inc.  
Bryan Reynolds appearing  
Parcel ID 104 02 0 119.00  
307 31<sup>st</sup> Ave N, Nashville TN 37203

Motion to Change the Total Value to \$658,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$560,000 and Improvement Value reduced to \$98,000.

Alan D Adams, Inc.  
Bryan Reynolds appearing  
Parcel ID 104 14 0 014.00  
2544 Sharondale Dr, Nashville TN 37215

Motion to No Change the Total Value of \$288,100, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$280,000 and Improvement Value of \$8,100.

Alan D Adams, Inc.  
Bryan Reynolds appearing  
Parcel ID 104 14 0 015.00  
2540 Sharondale Dr, Nashville TN 37215

Motion to Change the Total Value to \$562,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$280,000 and Improvement Value reduced to \$282,000.

Alan D Adams, Inc.  
Bryan Reynolds appearing  
Parcel ID 104 14 0 016.00  
2530 Sharondale Dr, Nashville TN 37215

Motion to Change the Total Value to \$1,123,900, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$840,000 and Improvement Value reduced to \$283,900.

Alan D Adams  
Bryan Reynolds appearing  
Parcel ID 104 16 0 276.00  
2503 Oakland Ave, Nashville TN 37212

Motion to Change the Total Value to \$367,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$300,000 and Improvement Value reduced to \$67,000.

Alan & Janie Adams  
Bryan Reynolds appearing  
Parcel ID 117 02 0 211.00  
2816 Valley Rd, Nashville TN 37215

Motion to No Change the Total Value of \$348,200, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$270,000 and Improvement Value of \$78,200.

Alan & Janie Adams  
Bryan Reynolds appearing  
Parcel ID 117 02 0 212.00  
2820 Valley Rd, Nashville TN 37215

Motion to No Change the Total Value of \$348,200, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$270,000 and Improvement Value of \$78,200.

Alan & Janie Adams  
Bryan Reynolds appearing  
Parcel ID 117 02 0 213.00  
2824 Valley Rd, Nashville TN 37215

Motion to No Change the Total Value of \$348,200, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$270,000 and Improvement Value of \$78,200.

Alan & Janie Adams  
Bryan Reynolds appearing  
Parcel ID 117 02 0 217.00  
2828 Valley Rd, Nashville TN 37215

Motion to No Change the Total Value of \$348,200, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$270,000 and Improvement Value of \$78,200.

Alan D Adams  
Bryan Reynolds appearing  
Parcel ID 117 04 0 016.00  
2507 Oakland Ave, Nashville TN 37212

Motion to Change the Total Value to \$367,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$300,000 and Improvement Value reduced to \$67,000.

Alan D Adams  
Bryan Reynolds appearing  
Parcel ID 117 15 0 033.00  
1618 Glen Echo Rd, Nashville TN 37215

Motion to Change the Total Value to \$367,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$280,000 and Improvement Value reduced to \$87,000.

2:15 PM

James R. Hunter  
Neal Lampley, appearing  
Parcel ID 091 12 0 100.00  
4302 Georgia Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$130,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value reduced to \$130,000.

James R. Hunter  
Neal Lampley, appearing  
Parcel ID 091 12 0 101.00  
4300 Georgia Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$130,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value reduced to \$130,000.

RCG Group, LLC  
Neal Lampley, appearing  
Parcel ID 091 12 0 102.00  
4210 Georgia Ave, Nashville TN 37209

Motion to Change the Total Value to \$51,200, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,400 and Improvement Value reduced to \$18,800.

V. Adjournment

Motion to adjourn by John Flanagan, second by Glenda Chambers, unanimously approved.

Meeting adjourned 2:57 P.M.

**ATTEST:**

**APPROVED:**

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