



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

**Tuesday, August 29, 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. Lyn Brandmeir, Ms. Glenda Chambers, and Mr. Don Turner. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

As both the Chair and Vice Chair were not present, the MBOE elected a Temporary Chair, Lyn Brandmeir, and Motion by Glenda Chambers, second by Don Turner, unanimously approved.

III. Review and Approval of Minutes from Monday August 28, 2017, approved by Glenda Chambers, second by Don Turner, unanimously approved.

IV. New Business

Appeals:

9:00 AM

TR Church Street Corp.  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 06 1 049.00  
424 Church St, Nashville TN 37203

Motion to Change the Total Value to \$89,000,000, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$8,977,500 and Improvement Value reduced to \$80,022,500.

Demonbreun Realty Holding Company, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 06 4 107.00  
205 Demonbreun St, Nashville TN 37201

Motion to Change the Total Value to \$77,000,000, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$8,764,000 and Improvement Value reduced to \$68,236,000.

Broadway Whiskey Partners, Ltd  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 09 0 112.00  
1200 Broadway, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,750,000, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$1,750,000.

Broadway Whiskey Partners, Ltd  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 09 0 113.00  
1202 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$3,536,400, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$3,500,000 and Improvement Value reduced to \$36,400.

Broadway Whiskey Partners, Ltd  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 09 0 114.00  
1208 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$878,600, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$875,000 and Improvement Value reduced to \$3,600.

Broadway Whiskey Partners, Ltd  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 09 0 115.00  
1210 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$1,763,100, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$1,750,000 and Improvement Value reduced to \$13,100.

Broadway Whiskey Partners, Ltd  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 09 0 116.00  
1214 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$3,890,300, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$2,625,000 and Improvement Value reduced to \$1,265,300.

Broadway Whiskey Partners, Ltd  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 09 0 117.00  
1220 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$1,836,100, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$1,750,000 and Improvement Value reduced to \$86,100.

Broadway Whiskey Partners, Ltd  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 09 0 118.00  
1222 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$1,748,800, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$1,723,200 and Improvement Value of \$25,600.

Demonbreun-FCA, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0 582.00  
1505 Demonbreun St, Nashville TN 37203

Motion to Change the Total Value to \$53,800,000, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$9,997,500 and Improvement Value reduced to \$43,802,500.

FRJH 10, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 094 00 0 016.00  
1736 River Hills Dr, Nashville TN 37210

Motion to No Change the Total Value of \$6,816,700, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$1,923,300 and Improvement Value of \$4,893,400.

BRE/LQ Properties, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 095 10 0 126.00  
2345 Atrium Way, Nashville TN 37214

Motion to No Change the Total Value of \$11,041,500, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$1,115,100 and Improvement Value of \$9,926,400.

First Industrial, LP  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 107 00 0 124.00  
1931 Air Lane Dr, Nashville TN 37210

Motion to No Change the Total Value of \$5,698,900, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$2,012,000 and Improvement Value of \$3,686,900.

FR ABC, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 107 00 0 163.00  
211 Ellery Ct, Nashville TN 37214

Motion to Change the Total Value to \$7,036,000, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$1,502,800 and Improvement Value reduced to \$5,533,200.

BRE/LQ Properties, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 108 01 0 070.00  
531 Donelson Pike, Nashville TN 37214

Motion to No Change the Total Value of \$16,380,900, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$1,725,000 and Improvement Value of \$14,655,900.

CH Bedford Hotel Partners, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 117 10 0 111.00  
3800 Bedford Ave, Nashville TN 37215

Motion to No Change the Total Value of \$28,110,400, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$3,136,400 and Improvement Value of \$24,974,000.

Bel Gale Lofts, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 118 06 0 173.00  
811 Gale Ln, Nashville TN 37204

Motion to Change the Total Value to \$17,032,000, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$2,063,000 and Improvement Value reduced to \$14,969,000.

The Industrial Development Board of Metro Govt.  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 120 00 0 158.00  
1 Dell Pkwy, Nashville TN 37217

Motion to No Change the Total Value of \$57,423,800, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$4,041,000 and Improvement Value of \$53,382,800.

BRE/LQ Properties, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 132 15 0 057.00  
4311 Sidco Dr, Nashville TN 37204

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

The Industrial Development Board of Metro Govt.  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 134 00 0 312.00  
0 Donelson Pike, Nashville TN 37217

Motion to No Change the Total Value of \$1,284,200, by Don Turner, second by Glenda Chambers,  
unanimously approved. Land Value of \$808,000 and Improvement Value of \$476,200.

Bel Percy Warner Holdings, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 142 00 0 314.00  
2100 Waterford Cir, Nashville TN 37221

Motion to No Change the Total Value of \$23,786,200, by Don Turner, second by Glenda Chambers,  
unanimously approved. Land Value of \$1,440,000 and Improvement Value of \$22,346,200.

First Industrial, LP  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 148 00 0 079.00  
4640 Cummings Park Dr, Antioch TN 37013

Motion to No Change the Total Value of \$3,242,800, by Don Turner, second by Glenda Chambers,  
unanimously approved. Land Value of \$411,600 and Improvement Value of \$2,831,200.

Waterford Heller, LLC Et Al  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 174 00 0 195.00  
2929 Old Franklin Rd, Antioch TN 37013

At the request of the appellant, this appeal is continued until tomorrow, Wednesday August 30, 2017.

Icon TN Industrial Properties Owner Pool 5 NC/TN, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 175 00 0 218.00  
1501 Corporate Pl, Lavergne TN 37086

Motion to Change the Total Value to \$13,500,000, by Don Turner, second by Glenda Chambers,  
unanimously approved. Land Value of \$2,409,800 and Improvement Value reduced to \$11,090,200.

Icon TN Industrial Properties Owner Pool 5 NC/TN, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 183 00 0 054.00  
1602 J P Hennessy Dr, Lavergne TN 37086

Motion to No Change the Total Value of \$3,204,800, by Don Turner, second by Glenda Chambers,  
unanimously approved. Land Value of \$675,800 and Improvement Value of \$2,529,000.

Icon TN Industrial Properties Owner Pool 5 NC/TN, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 183 00 0 089.00  
1405 Heil Quaker Blvd, Lavergne TN 37086

Motion to No Change the Total Value of \$3,115,600, by Glenda Chambers, second by Don Turner, unanimously approved. Land Value of \$630,000 and Improvement Value of \$2,485,600.

Icon TN IPV Interchange City Owner Pool 5 NC/TN, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 183 00 0 090.00  
1435 Heil Quaker Blvd, Lavergne TN 37086

Motion to No Change the Total Value of \$3,183,100, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$750,000 and Improvement Value of \$2,388,100.

Icon TN Industrial Properties Owner Pool 5 NC/TN, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 183 00 0 092.00  
1450 Gould Blvd, Lavergne TN 37086

Motion to No Change the Total Value of \$2,959,100, by Don Turner, second by Glenda Chambers, unanimously approved. Land Value of \$651,300 and Improvement Value of \$2,307,800.

1:00 PM Appeals

Members present included: Ms. Mara Thompson, Mr. Derrick Starks, and Mr. Bob Notestine. Jason Bobo with Metro Legal (via Telephone), Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

1:00 PM

Exeter 100 Northfork, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 012 15 0A 201.00  
100 Northfork Ln, Goodlettsville TN 37072

Motion to Change the Total Value to \$2,697,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$186,200 and Improvement Value reduced to \$2,510,800.

Exeter 200 Northfork, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 012 15 0A 202.00  
200 Northfork Ln, Goodlettsville TN 37072

Motion to Change the Total Value to \$3,400,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$279,000 and Improvement Value reduced to \$3,121,000.

16<sup>th</sup> Ave & McGavock PO, LP  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 092 12 0 501.00  
1600 McGavock St, Nashville TN 37203

Motion to No Change the Total Value of \$54,352,900, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$8,102,100 and Improvement Value of \$46,250,800.

MFREVF-Eleven North, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 05 0 131.00  
200 11<sup>th</sup> Ave N, Nashville TN 37203

Motion to Change the Total Value to \$70,311,800 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value reduced to \$4,592,000 and Improvement Value reduced to \$65,719,800.

MFREVF-Eleven North, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 05 0 197.00  
1017 Charlotte Ave, Nashville TN 37203

Motion to Change the Total Value to \$3,967,200, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value reduced to \$3,864,000 and Improvement Value of \$103,200.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 002.00  
0 11<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$55,743,100, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$6,468,000 and Improvement Value of \$49,275,100.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 108.00  
320 11<sup>th</sup> Ave S #108, Nashville TN 37203

Motion to No Change the Total Value of \$264,500, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$212,500.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 114.00  
320 11<sup>th</sup> Ave S #114, Nashville TN 37203

Motion to No Change the Total Value of \$310,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$258,800.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 134.00  
320 11<sup>th</sup> Ave S #134, Nashville TN 37203

Motion to No Change the Total Value of \$401,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$349,800.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 207.00  
320 11<sup>th</sup> Ave S #207, Nashville TN 37203

Motion to No Change the Total Value of \$264,500, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$52,000 and Improvement Value of \$212,500.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 245.00  
320 11<sup>th</sup> Ave S #245, Nashville TN 37203

Motion to No Change the Total Value of \$310,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$258,800.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 247.00  
320 11<sup>th</sup> Ave S #247, Nashville TN 37203

Motion to No Change the Total Value of \$218,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$166,800.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 248.00  
320 11<sup>th</sup> Ave S #248, Nashville TN 37203

Motion to No Change the Total Value of \$218,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$166,800.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 251.00  
320 11<sup>th</sup> Ave S #251, Nashville TN 37203

Motion to No Change the Total Value of \$400,500, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$348,500.



NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 257.00  
320 11<sup>th</sup> Ave S #257, Nashville TN 37203

Motion to No Change the Total Value of \$400,500 and change classification to Commercial, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$52,000 and Improvement Value of \$348,500.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 274.00  
320 11<sup>th</sup> Ave S #274, Nashville TN 37203

Motion to No Change the Total Value of \$218,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$166,800.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 301.00  
320 11<sup>th</sup> Ave S #301, Nashville TN 37203

Motion to No Change the Total Value of \$164,900, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$112,900.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 312.00  
320 11<sup>th</sup> Ave S #312, Nashville TN 37203

Motion to No Change the Total Value of \$264,500, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$212,500.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 322.00  
320 11<sup>th</sup> Ave S #322, Nashville TN 37203

Motion to No Change the Total Value of \$218,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$166,800.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 327.00  
320 11<sup>th</sup> Ave S #327, Nashville TN 37203

Motion to No Change the Total Value of \$310,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$258,800.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 337.00  
320 11<sup>th</sup> Ave S #337, Nashville TN 37203

Motion to No Change the Total Value of \$170,500, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$118,500.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 427.00  
320 11<sup>th</sup> Ave S #427, Nashville TN 37203

Motion to No Change the Total Value of \$310,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$258,800.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 441.00  
320 11<sup>th</sup> Ave S #441, Nashville TN 37203

Motion to No Change the Total Value of \$164,900, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$112,900.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 447.00  
320 11<sup>th</sup> Ave S #447, Nashville TN 37203

Motion to No Change the Total Value of \$218,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$166,800.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 448.00  
320 11<sup>th</sup> Ave S #448, Nashville TN 37203

Motion to No Change the Total Value of \$218,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$166,800.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 456.00  
320 11<sup>th</sup> Ave S #456, Nashville TN 37203

Motion to No Change the Total Value of \$279,200, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$52,000 and Improvement Value of \$227,200.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 472.00  
320 11<sup>th</sup> Ave S #472, Nashville TN 37203

Motion to No Change the Total Value of \$264,500 and change classification to Commercial, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$52,000 and Improvement Value of \$212,500.

NIC Velocity, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0B 542.00  
320 11<sup>th</sup> Ave S #542, Nashville TN 37203

Motion to No Change the Total Value of \$470,700 and change classification to Commercial, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$52,000 and Improvement Value of \$418,700.

V. Adjournment

Motion to adjourn by Mara Thompson, second by Bob Notestine, unanimously approved.

Meeting adjourned 2:39 P.M.

**ATTEST:**

**APPROVED:**

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