



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Wednesday, August 30, 2017

9:00 A.M.

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

III. New Business

Appeals:

9:00 AM

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 was rescheduled to the docket in October 2017.

Carmax Superstores, Inc.  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 026 12 0 004.00  
2353 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$8,930,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$5,674,800 and Improvement Value reduced to \$3,255,200.

WS Fairfield Opryland, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 062 00 0 168.00  
211 Music City Cir, Nashville TN 37214

Motion to No Change the Total Value of \$17,109,500, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,489,700 and Improvement Value of \$15,619,800.

WS Courtyard Opryland JV, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 062 00 0 171.00  
125 Music City Cir, Nashville TN 37214

Motion to Change the Total Value to \$16,600,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$1,136,900 and Improvement Value reduced to \$15,463,100.

Net Realty Holding Trust  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 064 16 0 020.00  
4606 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$9,722,100, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$3,405,500 and Improvement Value of \$6,316,600.

Net Realty Holding Trust  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 064 16 0 023.00  
4740 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$1,175,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$467,200 and Improvement Value reduced to \$707,800.

Net Realty Holding Trust  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 064 16 0 024.00  
4744 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$902,200, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$392,000 and Improvement Value of \$510,200.

Net Realty Holding Trust  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 064 16 0 025.00  
4604 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$1,253,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$642,900 and Improvement Value reduced to \$610,100.

Brixmor Oakwood Commons, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 064 16 0 027.00  
4670 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$13,439,700, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$3,975,300 and Improvement Value of \$9,464,400.

Brixmor Oakwood Commons, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 064 16 0 028.00  
4642 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$2,875,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$982,700 and Improvement Value of \$1,892,300.

Horizon Investment Properties  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 069 00 0 050.00  
3851 Industrial Pkwy, Nashville TN 37218

Motion to Change the Total Value to \$7,800,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$2,163,000 and Improvement Value reduced to \$5,637,000.

Heritage Place Manager, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 070 16 0 007.00  
227 French Landing Dr, Nashville TN 37228

Motion to Change the Total Value to \$11,731,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,825,400 and Improvement Value reduced to \$9,905,600.

Paddock TN Equities, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 071 13 0 015.00  
230 Cumberland Bend, Nashville TN 37228

Motion to No Change the Total Value of \$3,203,800, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$1,410,900 and Improvement Value of \$1,792,900.

Nashville Acquisition, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 072 13 0 196.00  
1016 McClurkan Ave, Nashville TN 37206

Motion to Change the Total Value to \$3,573,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$770,000 and Improvement Value reduced to \$2,803,000.

Nashville Acquisition, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 072 13 0 198.00  
2410 Trevecca Ave, Nashville TN 37206

Motion to Change the Total Value to \$1,733,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$1,012,300 and Improvement Value reduced to \$720,700.

Nashville Acquisition, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 072 13 0 199.00  
1524 Gallatin Ave, Nashville TN 37206

Motion to Change the Total Value to \$824,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$720,000 and Improvement Value reduced to \$104,000.

Nashville Acquisition, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 072 13 0 376.00  
1310 Gallatin Ave, Nashville TN 37206

Motion to Change the Total Value to \$937,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$322,300 and Improvement Value reduced to \$614,700.

Nexeo Solutions, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 092 11 0 021.00  
2315 Clifton Ave, Nashville TN 37209

Motion to No Change the Total Value of \$977,300, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$888,700 and Improvement Value of \$88,600.

Nexeo Solutions, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 092 11 0 022.00  
2309 Clifton Ave, Nashville TN 37209

Motion to Change the Total Value to \$573,300, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value reduced to \$568,500 and Improvement Value of \$4,800.

AGRE VPCV Palmer Plaza Owner, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 092 16 0 157.00  
1801 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$46,524,800, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$4,165,000 and Improvement Value reduced to \$42,359,800.

AGRE VPCV Palmer Plaza Owner, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 092 16 0 173.00  
1800 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$10,975,200, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$5,093,900 and Improvement Value of \$5,881,300.

RB Nashville Sobro I, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 10 0 431.00  
419 3<sup>rd</sup> Ave S, Nashville TN 37201

Motion to No Change the Total Value of \$75,920,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$15,640,000 and Improvement Value of \$60,280,000.

Demonbreun Street Apartments Investors, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 093 13 0 574.00  
1515 Demonbreun St, Nashville TN 37203

Motion to Change the Total Value to \$125,000,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$10,062,000 and Improvement Value reduced to \$114,937,700.

West End Village Apartments, Inc.  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 104 02 0 154.00  
221 31st Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$52,470,800, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$6,832,000 and Improvement Value of \$45,638,800.

H-M Georgia, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 106 00 0 112.00  
550 Spence Ln, Nashville TN 37210

Motion to Change the Total Value to \$3,027,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,278,000 and Improvement Value reduced to \$1,749,000.

LAT Briley Parkway, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 107 00 0 000.00 003  
0 Briley Pkwy, Nashville TN 37217

Motion to Change the Total Value to \$27,000,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$2,880,000 and Improvement Value reduced to \$24,120,000.

Mac Partners, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 108 00 0 216.00  
801 Royal Pkwy, Nashville TN 37214

Motion to Change the Total Value to \$9,500,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$3,057,900 and Improvement Value reduced to \$6,442,100.

Mac Partners, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 108 01 0 081.00  
828 Royal Pkwy, Nashville TN 37214

Motion to Change the Total Value to \$6,000,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$2,524,700 and Improvement Value reduced to \$3,475,300.

LAT Bellevue Ridge, LLC  
Chris Boyer and Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 114 00 0 167.00  
100 Belle Valley Dr, Nashville TN 37209

Motion to Change the Total Value to \$26,000,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$2,080,000 and Improvement Value reduced to \$23,920,000.

IV. Adjournment

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

Meeting adjourned 11:57 A.M.

**ATTEST:**

**APPROVED:**

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