



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday, September 7, 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. Lyn Brandmeir, Mr. Derrick Starks and Mr. Bob Notestine. Derrick Hammond, Toni Traczek and Herman Ruben with the Property Assessor's office were also present.

III. New Business

Appeals:

9:00 AM

Rudy Properties
Sanjay Patel appearing
Parcel ID 062 00 0 117.00
2420 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$11,500,000, by Lyn Brandmeir, second by Bob Notestine, unanimously approved. Land Value of \$1,398,300 and Improvement Value reduced to \$10,101,700.

Shreya Investment, LLC
Sanjay Patel appearing
Parcel ID 071 06 0 045.00
1400 Brick Church Pike, Nashville TN 37207

Motion to Change the Total Value to \$1,300,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$392,700 and Improvement Value reduced to \$907,300.

Sanjay D Patel
Parcel ID 071 06 0 077.00
1360 Brick Church Pike, Nashville TN 37207

Motion to Change the Total Value to \$590,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$491,400 and Improvement Value reduced to \$98,600.

Sanjay D Patel
Parcel ID 071 06 0 094.00
125 Artic Ave, Nashville TN 37207

Motion to Change the Total Land Value to \$135,400, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$135,400.

Jai Ganesha, LLC
Sanjay Patel appearing
Parcel ID 086 00 0 215.00
3887 Central Pike, Hermitage TN 37076

Motion to Change the Total Value to \$1,500,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$948,300 and Improvement Value reduced to \$551,700.

Sanjay D Patel
Parcel ID 106 00 0 025.00
821 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$1,610,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,163,100 and Improvement Value reduced to \$446,900.

Sanjay D Patel
Parcel ID 106 00 0 026.00
829 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$381,900, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$235,200 and Improvement Value of \$146,700.

Shri Krishna Investments, LLC
Sanjay Patel appearing
Parcel ID 106 00 0 109.00
717 Spence Lane, Nashville TN 37217

Motion to Change the Total Value to \$1,525,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$958,300 and Improvement Value reduced to \$566,700.

Sanjay D Patel
Parcel ID 106 00 0 173.00
819 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Land Value of \$230,900, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$230,900.

11:00 AM

Benny M & Carolyn J Brown
Parcel ID 104 04 0 073.00
65 Music Square W, Nashville TN 37203

Motion to Change the Total Value to \$6,000,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$2,260,000 and Improvement Value reduced to \$3,740,000.

11:15 AM

Jack M Bass III and Edith M Bass
Parcel ID 116 04 0 100.00
704 Clearview Dr, Nashville TN 37205

Motion to Change the Total Value to \$537,800, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$360,000 and Improvement Value reduced to \$177,800.

Edith McBride Bass
Parcel ID 116 08 0G 202.00
202 Moultrie Park, Nashville TN 37205

Motion to Change the Total Value to \$905,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$130,000 and Improvement Value reduced to \$775,000.

1:00 PM Appeals

Members present included: Ms. Mara Thompson, Ms. Jacqueline Kelly and Dr. John Flanagan. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

As the Chair and Vice Chair were not present, the MBOE, by Motion appointed Mara Thompson, as Temporary Chair. Motion by John Flanagan, second by Jacqueline Kelly, unanimously approved.

1:00 PM

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 060 04 0 083.00
110 Oak Valley Dr, Nashville TN 37207

Motion to No Change the Total Value of \$2,951,400, by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$462,000 and Improvement Value of \$2,489,400.

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 060 08 0 085.00
2996 Dickerson Pike, Nashville TN 37207

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

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 072 04 0 215.00
1446 Ardee Ave, Nashville TN 37216

Motion to No Change the Total Value of \$749,100, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$140,000 and Improvement Value of \$609,100.

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 081 02 0 003.00
2121 26th Ave N, Nashville TN 37208

Motion to No Change the Total Value of \$1,068,800, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$288,000 and Improvement Value of \$780,800.

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 082 03 0 431.00
900 Lischey Ave, Nashville TN 37207

Motion to No Change the Total Value of \$916,000, by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$112,800 and Improvement Value of \$803,200.

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 083 01 0 414.00
919 N 12th St, Nashville TN 37206

Motion to No Change the Total Value of \$4,871,800, by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$1,680,000 and Improvement Value of \$3,191,800.

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 083 06 0 304.00
2101 Eastland Ave, Nashville TN 37206

Motion to No Change the Total Value of \$5,034,900, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,127,000 and Improvement Value of \$3,907,900.

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 093 15 0 341.00
1029 1st Ave S, Nashville TN 37210

Motion to No Change the Total Value of \$281,700, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$80,000 and Improvement Value of \$201,700.

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 105 03 0 247.00
1200 3rd Ave S, Nashville TN 37210

Motion to No Change the Total Value of \$1,624,100, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$364,000 and Improvement Value of \$1,260,100.

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 105 04 0 148.00
12 Garden Street, Nashville TN 37210

Motion to No Change the Total Value of \$435,900, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$60,000 and Improvement Value of \$375,900.

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 119 07 0 069.00
2603 Glenrose Ave, Nashville TN 37210

Motion to No Change the Total Value of \$1,874,900, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$312,000 and Improvement Value of \$1,562,900.

Urban Housing Solutions, Inc.
Alan Mazer, General Counsel appearing
Parcel ID 120 01 0 132.00
1148 Vultee Blvd, Nashville TN 37217

Motion to No Change the Total Value of \$619,300, by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$104,000 and Improvement Value of \$515,300.

2:45 PM

Henley Decedent's Trust, TUA
David and Betty Henley appearing
Parcel ID 104 02 0 306.00
3016 Hedrick St, Nashville TN 37203

Motion to Change the Total Value to \$712,000, by John Flanagan, second by Jacqueline Kelly unanimously approved. Land Value reduced to \$637,500 and Improvement Value reduced to \$74,500.

3:00 PM

320 Broadway Partners, LLC
Parcel ID 093 06 4A 001.00
320 Broadway #101, Nashville TN 37201

The appellant did not show up.

3:15 PM

1201 Neelys Bend Road, LLC
Mark Parten with Revenue Source Group appearing
Parcel ID 052 00 0 024.00
1201 Neelys Bend Rd, Madison TN 37115

Motion to No Change the Total Value of \$1,596,000, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$928,400 and Improvement Value of \$667,600.

Callisto Properties, Inc.
Mark Parten with Revenue Source Group appearing
Parcel ID 093 06 2 002.00
174 3rd Ave N, Nashville TN 37201

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

B & K Ventures, LLC
Mark Parten with Revenue Source Group appearing
Parcel ID 118 12 0 070.00
2908 Sidco Dr, Nashville TN 37204

Motion to No Change the Total Value of \$1,146,300, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$372,700 and Improvement Value of \$773,600.

3:45 PM

Prefco XIV Limited Partnership
Richard Sullivan appearing
Parcel ID 093 06 2 007.00
333 Commerce St, Nashville TN 37201

Motion to No Change the Total Value of \$149,520,300, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$29,294,000 and Improvement Value of \$120,226,300.

IV. Adjournment

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

Meeting adjourned 3:35 P.M.

ATTEST:

APPROVED:
