



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday, September 11, 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. Rhonda Weaver and Ms. Lyn Brandmeir. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

III. Review and Approval of Minutes from Friday September 8, 2017, Motion by Mara Thompson, second by Lyn Brandmeir, unanimously approved.

IV. New Business:

Appeals:

9:00 AM

Brenda Stewart
Parcel ID 043 13 0 113.00
426 Old Hickory Blvd, Madison TN 37115

Motion to Change the Total Value to \$75,000, by Lyn Brandmeir, second by Mara Thompson, unanimously approved. Land Value of \$34,200 and Improvement Value reduced to \$40,800.

9:15 AM

Park's Investment, LLC
Charles Park, Chief Member appearing
Parcel ID 082 13 0 023.00
1037 9th Ave N, Nashville TN 37208

Motion to Change the Total Value to \$1,061,700, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$533,600 and Improvement Value reduced to \$528,100.

Park's Investment, LLC
Charles Park, Chief Member appearing
Parcel ID 082 13 0 024.00
1035 9th Ave N, Nashville TN 37208

Motion to No Change the Total Land Value of \$73,300, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$73,300.

Park's Investment, LLC
Charles Park, Chief Member appearing
Parcel ID 147 16 0 196.00
4898 Nolensville Pike #1, Nashville TN 37211

Motion to Change the Total Value to \$1,083,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$322,300 and Improvement Value reduced to \$760,700.

Southwestern Properties, Inc.
Charles Park appearing
Parcel ID 163 00 0 244.00
5325 Hickory Hollow Ln, Antioch TN 37013

Motion to Change the Total Value to \$792,000, by Lyn Brandmeir, second by Mara Thompson, unanimously approved. Land Value of \$318,000 and Improvement Value reduced to \$474,000.

10:15 AM

Walter C Carter, Jr & Christie Carter
Parcel ID 093 14 0 040.00
625 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,285,100, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$2,162,200 and Improvement Value reduced to \$122,900.

10:30 AM

Willie Myers
Parcel ID 062 09 0 004.00
3903 Brush Hill Rd, Nashville TN 37216

Motion to Change the Total Value to \$352,500, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$128,800 and Improvement Value reduced to \$223,700.

Willie & Carol Myers
Parcel ID 081 02 0 181.00
2720 Clarksville Pike, Nashville TN 37208

Motion to Change the Total Value to \$776,500, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$169,900 and Improvement Value reduced to \$606,600.

Willie & Carol Myers
Parcel ID 081 10 0 368.00
2203 Buchanan St, Nashville TN 37208

Motion to Change the Total Value to \$334,600, by Lyn Brandmeir, second by Mara Thompson, unanimously approved. Land Value of \$216,400 and Improvement Value reduced to \$118,200.

Willie & Carol Myers
Parcel ID 081 10 0 369.00
2209 Buchanan St, Nashville TN 37208

Motion to Change the Total Value to \$425,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$209,100 and Improvement Value reduced to \$215,900.

11:30 AM

Triumph Aerostructures, LLC
Personal Property Account No 096280
Parcel ID 120 00 0 035.00
1431 Vultee Blvd, Nashville TN 37217

Motion to Change the Total Value to \$59,804,983, by Mara Thompson, second by Lyn Brandmeir, unanimously approved.

1:00 PM Appeals

Members present included: Ms. Glenda Chambers, Dr. John Flanagan and Mr. Bob Notestine. 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 Glenda Chambers, as Temporary Chair. Motion by Bob Notestine, second by John Flanagan, unanimously approved.

1:00 PM

Gray Property 6801, LLC Et Al
Beau Benedict appearing
Parcel ID 026 16 0 062.00
100 Riverchase Blvd, Madison TN 37115

Motion to No Change the Total Value of \$36,115,900, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$2,173,000 and Improvement Value of \$33,942,900.

Boggs Kurlander Steele, LLC Et Al
Beau Benedict appearing
Parcel ID 043 00 0 006.00
500 Cheyenne Blvd, Madison TN 37115

Motion to No Change the Total Value of \$5,008,800, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$1,656,000 and Improvement Value of \$3,352,800.

Marketplace Residences, LLC
Beau Benedict appearing
Parcel ID 082 13 0 102.00
909 Rosa L Parks Blvd, Nashville TN 37208

Motion to No Change the Total Value of \$48,555,800, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$3,781,000 and Improvement Value of \$44,774,800.

Simpson Worthing Heights at Charlotte Avenue, LLC
Beau Benedict appearing
Parcel ID 092 10 0 439.00
2700 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total Value of \$56,380,300, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$7,252,000 and Improvement Value of \$49,128,300.

RA Propco, LLC
Beau Benedict appearing
Parcel ID 092 11 0 330.00
331 Arena Ave, Nashville TN 37203

Motion to Change the Total Value to \$2,675,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$1,918,800 and Improvement Value reduced to \$756,200.

LMV M Tower Holdings, LLC
Beau Benedict appearing
Parcel ID 092 16 0 438.00
818 19th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$16,089,600, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$8,516,300 and Improvement Value of \$7,573,300.

Stephen T Inasu & Stephen Shine
Beau Benedict appearing
Parcel ID 093 10 0 348.00
331 Arena Ave, Nashville TN 37203

Motion to Change the Total Value to \$3,381,800, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$3,379,200 and Improvement Value reduced to \$2,600.

Equitable Enterprises, Inc.
Beau Benedict appearing
Parcel ID 093 10 0 448.00
532 4th Ave S, Nashville TN 37210

Motion to Change the Total Value to \$2,832,400, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$2,829,100 and Improvement Value reduced to \$3,300.

RAS, LLC
Beau Benedict appearing
Parcel ID 093 14 0 471.00
424 Lafayette St, Nashville TN 37203

Motion to Change the Total Land Value to \$3,510,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value reduced to \$3,510,000.

Arbor Lake Property Investor, LLC
Beau Benedict appearing
Parcel ID 097 00 0 068.00
6003 Bell Rd, Hermitage TN 37076

Motion to No Change the Total Value of \$31,240,300, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$2,224,000 and Improvement Value of \$29,016,300.

Gray Property 6001, LLC
Beau Benedict appearing
Parcel ID 097 00 0 151.00
3960 Bell Rd, Hermitage TN 37076

Motion to Change the Total Value to \$46,700,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$2,240,000 and Improvement Value reduced to \$44,460,000.

LCG Brookwood Terrace, LLC
Beau Benedict appearing
Parcel ID 103 14 0 094.01
43 Brookwood Terrace, Nashville TN 37205

Motion to Change the Total Value to \$790,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$331,600 and Improvement Value reduced to \$458,400.

LCG Brookwood Terrace, LLC
Beau Benedict appearing
Parcel ID 103 14 0 121.00
47 Brookwood Terrace, Nashville TN 37205

Motion to Change the Total Value to \$900,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$781,900 and Improvement Value reduced to \$118,100.

Luke Scott Partnership
Beau Benedict appearing
Parcel ID 105 06 0 106.00
1210 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,394,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,585,700 and Improvement Value reduced to \$808,300.

CRP/LMC Berry Hill, LLC
Beau Benedict appearing
Parcel ID 105 14 0 275.00
2350 8th Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$44,475,600, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$7,940,100 and Improvement Value of \$36,535,500.

Millwood Nashville, LLC
Beau Benedict appearing
Parcel ID 106 00 0 079.00
305 Millwood Dr, Nashville TN 37217

Motion to No Change the Total Value of \$8,370,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,300,000 and Improvement Value of \$7,070,000.

McDaver Properties, GP
Beau Benedict appearing
Parcel ID 106 09 0 020.00
1116 Polk Ave, Nashville TN 37210

Motion to Change the Total Value to \$4,323,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,415,700 and Improvement Value reduced to \$2,907,300.

McDaver Properties, GP
Beau Benedict appearing
Parcel ID 106 09 0 064.00
1124 Polk Ave, Nashville TN 37210

Motion to No Change the Total Land Value of \$19,800, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$19,800.

Farokh Fani
Beau Benedict appearing
Parcel ID 107 13 0 157.00
991 Thompson Pl, Nashville TN 37217

Motion to Change the Total Value to \$2,700,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$1,029,100 and Improvement Value reduced to \$1,670,900.

Tara of Nashville, LLC
Beau Benedict appearing
Parcel ID 108 01 0 062.00
583 Donelson Pike, Nashville TN 37214

Motion to Change the Total Value to \$13,500,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,052,000 and Improvement Value reduced to \$12,448,000.

The Melrose Partners, LLC
Beau Benedict appearing
Parcel ID 118 02 0 263.00
2600 8th Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$54,804,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$12,861,500 and Improvement Value of \$41,942,500.

Hayward Industries, Inc.
Beau Benedict appearing
Parcel ID 118 16 0 009.00
2935 Sidco Dr, Nashville TN 37204

Motion to No Change the Total Value of \$3,016,100, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$977,100 and Improvement Value of \$2,039,000.

Hayward Industries, Inc.
Beau Benedict appearing
Parcel ID 118 16 0 010.00
2939 Sidco Dr, Nashville TN 37204

Motion to No Change the Total Value of \$948,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$935,000 and Improvement Value of \$13,000.

Whitsett Property, LLC
Beau Benedict appearing
Parcel ID 119 10 0 232.00
111 Whitsett Rd, Nashville TN 37210

Motion to No Change the Total Value of \$5,178,900, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$715,000 and Improvement Value of \$4,463,900.

WWB Nashville, LLC
Beau Benedict appearing
Parcel ID 134 00 0 305.00
3225 Franklin Limestone Rd, Antioch TN 37013

Motion to No Change the Total Value of \$2,647,600, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$455,700 and Improvement Value of \$2,191,900.

Forest Park Limited Partnership
Beau Benedict appearing
Parcel ID 143 00 0 001.00
6938 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Value of \$5,408,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$920,000 and Improvement Value of \$4,488,000.

Cottonwood Brentridge H, LLC Et Al
Beau Benedict appearing
Parcel ID 162 00 0 065.00
1500 Brentridge Dr, Antioch TN 37013

Motion to No Change the Total Value of \$21,167,300, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,720,000 and Improvement Value of \$19,447,300.

Farokh Fani
Beau Benedict appearing
Parcel ID 162 00 0 066.00
1451 Bell Rd, Nashville TN 37211

Motion to No Change the Total Value of \$2,718,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$750,100 and Improvement Value of \$1,967,900.

Cottonwood Brentridge H, LLC Et Al
Beau Benedict appearing
Parcel ID 162 00 0 180.00
2100 Brentridge Cir, Antioch TN 37013

Motion to Change the Total Value to \$7,982,700, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$896,000 and Improvement Value reduced to \$7,086,700.

Amnon & Ruth Shreibman
Beau Benedict appearing
Parcel ID 163 00 0 077.00
113 Bell Rd, Antioch TN 37013

Motion to Change the Total Value to \$2,300,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,066,300 and Improvement Value reduced to \$1,233,700.

South Creek Properties, LLC
Beau Benedict appearing
Parcel ID 163 00 0 190.00
5582 Mt View Rd #100, Antioch TN 37013

Motion to Change the Total Value to \$4,908,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,056,400 and Improvement Value reduced to \$3,851,600.

Julia C West
Beau Benedict appearing
Parcel ID 175 00 0 160.00
3014 Owen Dr, Antioch TN 37013

Motion to Change the Total Value to \$2,400,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$669,300 and Improvement Value reduced to \$1,730,700.

Firestone Parkway Realty, LLC
Beau Benedict appearing
Parcel ID 183 00 0 168.00
1045 Firestone Pkwy, Lavergne TN 37086

Motion to Change the Total Value to \$7,728,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,441,300 and Improvement Value reduced to \$6,286,700.

V. Adjournment

Motion to adjourn by Bob Notestine, second by John Flanagan, unanimously approved.

Meeting adjourned 4:15 P.M.

ATTEST:

APPROVED:
