



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Thursday, September 21, 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, Ms. Rhonda Weaver and Mr. Bob Notestine. Derrick Hammond and Kristina Ratcliff with the Property Assessor's office were also present.

III. Appeals:

9:00 AM

Harbour Glen McHenry, LLC & Et Al  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 034 06 0 001.00  
1748 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$21,300,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$3,824,600 and Improvement Value reduced to \$17,475,400.

Madison Square Partners, LP  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 051 04 0 065.00  
721 Madison Square, Madison TN 37115

Motion to Change the Total Value to \$9,000,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$7,056,700 and Improvement Value reduced to \$1,943,300.

JAY AMBA MA, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 060 08 0 019.00  
3049 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$2,350,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$529,400 and Improvement Value reduced to \$1,820,600.

D & B Land Company  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 064 16 0 005.00  
4444 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$900,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$423,400 and Improvement Value reduced to \$476,600.

D & B Land Company  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 064 16 0 056.00  
4442 B Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$1,246,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$447,100 and Improvement Value reduced to \$798,900.

D & B Land Company  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 064 16 0 057.00  
4442 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$930,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$416,900 and Improvement Value reduced to \$513,100.

J.D.P. Properties  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 072 06 0 145.00  
3101 Gallatin Pike, Nashville TN 37216

Motion to Change the Total Value to \$1,026,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$405,100 and Improvement Value reduced to \$620,900.

John Lynn Dortch & Jamie W Wilkinson  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 072 10 0 152.00  
2804 Gallatin Pike, Nashville TN 37216

Motion to Change the Total Value to \$716,700, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$714,000 and Improvement Value reduced to \$2,700.

The William Mayes Coats Family Trust  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 082 02 0 053.00  
838 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$1,408,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$376,800 and Improvement Value reduced to \$1,013,200.

William M Coats Ltd Family Trust  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 082 02 0 055.00  
838 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$952,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$361,800 and Improvement Value reduced to \$590,200.

Jackson's Courtyard Partnership  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 086 00 0 009.00  
3441 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$3,000,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$1,806,500 and Improvement Value reduced to \$1,193,500.

Berry Hill Square, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 092 12 0 394.00  
1917 Church St, Nashville TN 37203

Motion to Change the Total Value to \$1,450,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,050,000 and Improvement Value reduced to \$400,000.

Edna Properties, LLC & Striding Purposefully, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 092 16 0 043.00  
2019 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$3,371,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$3,360,000 and Improvement Value reduced to \$11,000.

Mack Props, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 092 16 0 250.00  
1921 Division St, Nashville TN 37203

Motion to Change the Total Value to \$3,500,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$2,250,000 and Improvement Value reduced to \$1,250,000.

REH Investments, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 093 06 2 086.00  
108 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to Change the Total Value to \$15,500,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$8,888,400 and Improvement Value reduced to \$6,611,600.

J.D.P. Properties  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 103 01 0 139.00  
6305 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$505,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$431,200 and Improvement Value reduced to \$73,800.

Ragland Corporation  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 103 10 0 134.00  
103 White Bridge Pike, Nashville TN 37209

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

The 2017 Jackson Tenancy by the Entirety  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 103 15 0 021.00  
4300 Harding Pike, Nashville TN 37205

Motion to Change the Total Value to \$1,995,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$1,777,300 and Improvement Value reduced to \$217,700.

Gold Plaza Partnership  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 107 13 0 130.00  
1100 Murfreesboro Pike, Nashville TN 37217

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

Grace's Inc.  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 117 14 0 139.00  
4001 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$8,523,400, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$7,405,300 and Improvement Value of \$1,118,100.

Grace's Plaza, Ltd.  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 117 14 0 170.00  
4009 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$19,387,200, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$9,909,900 and Improvement Value of \$9,477,300.

Ragland Corp.  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 118 03 0 086.00  
425 Craighead St, Nashville TN 37204

Motion to Change the Total Value to \$533,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$311,000 and Improvement Value reduced to \$222,000.

Ragland Corp.  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 119 13 0 096.00  
2935 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$2,145,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,348,600 and Improvement Value reduced to \$796,400.

Hamid A Saleh & Fadhel Alkifi Et Al  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 120 01 0 127.00  
1128 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$1,200,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$435,600 and Improvement Value reduced to \$764,400.

GHP Family, LP Et Al  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 131 02 0 036.00  
4117 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$3,886,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$2,341,400 and Improvement Value reduced to \$1,544,600.

3760 Nolensville Pike, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 133 00 0 023.00  
3760 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$4,900,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$1,888,100 and Improvement Value reduced to \$3,011,900.

3760 Nolensville Pike, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 133 00 0 113.00  
0 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Land Value of \$13,100, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$13,100.

Mount Zion Baptist Church  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 135 00 0 375.00  
2261 Murfreesboro Pike, Antioch TN 37013

Motion to Change the Total Value to \$5,880,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$2,622,000 and Improvement Value reduced to \$3,258,000.

BSM Belle Forest, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 142 00 0 159.00  
7040 Highway 70 S, Nashville TN 37221

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

Dover Pointe, LP  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 149 00 0 289.00  
2545 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$2,500,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$883,400 and Improvement Value reduced to \$1,616,600.

BSM Nippers, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 161 00 0 260.00  
15580 Old Hickory Blvd, Nashville TN 37211

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

BSM Nippers, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 161 00 0 262.00  
15590 Old Hickory Blvd, Nashville TN 37211

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

BSM Nippers, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 161 00 0 264.00  
15544 Old Hickory Blvd, Nashville TN 37211

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

BSM Nippers, LLC  
Debbie Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 161 00 0 265.00  
15532 Old Hickory Blvd, Nashville TN 37211

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

1:00 PM APPEALS

Roll Call:

Members present included: Ms. Glenda Chambers, Mr. Don Turner and Dr. John Flanagan. Pam Williams Ishie and Herman Ruben with the Property Assessor's office were also present.

As both the Chair and Vice Chair are not present, the MBOE, by Motion elected Glenda Chambers, Temporary Chair, and Motion by Mara Thompson, second by Bob Notestine, unanimously approved.

1:00 PM

JAS Realty Corp.  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 034 09 0 025.00  
1550 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$1,336,700, by Don Turner, second by John Flanagan, unanimously approved. Land Value of \$1,156,300 and Improvement Value of \$180,400.

JAS Realty Corp.  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 034 09 0 181.00  
1550 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$4,838,300, by Don Turner, second by John Flanagan, unanimously approved. Land Value of \$1,571,600 and Improvement Value of \$3,266,700.

MEB Partners  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 043 01 0 009.00  
0 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$36,300, by John Flanagan, second by Don Turner, unanimously approved. Land Value of \$32,700 and Improvement Value of \$3,600.

MEB Partners  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 043 01 0 010.00  
0 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$40,000, by John Flanagan, second by Don Turner, unanimously approved. Land Value of \$32,700 and Improvement Value of \$7,300.

MEB Partners  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 043 01 0 011.00  
0 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$75,000, by Don Turner, second by John Flanagan, unanimously approved. Land Value of \$58,800 and Improvement Value of \$16,200.

MEB Partners  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 043 05 0 001.00  
0 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$69,100, by Don Turner, second by John Flanagan, unanimously approved. Land Value of \$54,500 and Improvement Value of \$14,600.

MEB Partners  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 043 05 0 002.00  
0 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$31,300, by Don Turner, second by John Flanagan, unanimously approved. Land Value of \$24,000 and Improvement Value of \$7,300.

MEB Partners  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 043 05 0 004.00  
811 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$2,050,000, by John Flanagan, second by Don Turner, unanimously approved. Land Value of \$493,500 and Improvement Value reduced to \$1,304,800.

MEB Partners  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 043 05 0 007.00  
101 Anderson Ln, Madison TN 37115

Motion to No Change the Total Value of \$3,547,500, by John Flanagan, second by Don Turner, unanimously approved. Land Value of \$1,210,600 and Improvement Value of \$2,336,900.

Downside Risk Professional Properties  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 060 04 0A 300.00  
251 W Maplewood Ln, Nashville TN 37207

Motion to No Change the Total Land Value of \$501,800, by Don Turner, second by John Flanagan, unanimously approved. Land Value of 501,800.



Ebon Falcon, LLC  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 070 15 0 040.00  
545 Great Circle Rd, Nashville TN 37228

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

Sycamores Terrace Limited  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 094 00 0 078.00  
1427 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total Value of \$7,851,600, by Don Turner, second by John Flanagan, unanimously approved. Land Value of 1,024,000 and Improvement Value of \$6,827,600.

Century City Owners' Association  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 095 00 0 122.00  
701 McGavock Pike, Nashville TN 37214

Motion to No Change the Total Land Value of \$187,300, by John Flanagan, second by Don Turner, unanimously approved. Land Value of \$187,300.

Southwestern/Great American, Inc.  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 095 07 0 158.00  
2461 Atrium Way, Nashville TN 37214

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

Richland Place, Inc.  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 104 14 0 313.00  
500 Elmington Ave, Nashville TN 37205

Motion to No Change the Total Value of \$55,759,000, by Don Turner, second by John Flanagan, unanimously approved. Land Value of 8,960,000 and Improvement Value of \$46,799,000.

FRBH Willow Grove, LLC  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 106 00 0 125.00  
308 Plus Park Blvd, Nashville TN 37217

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

Century City Owners' Association  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 107 00 0 148.00  
0 Perimeter Place Dr, Nashville TN 37214

Motion to Change the Total Land Value to \$230,000, by John Flanagan, second by Don Turner, unanimously approved. Land Value reduced to \$230,000.

FRBH Woodbridge, LLC  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 133 00 0 121.00  
94 Antioch Pike, Nashville TN 37211

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

BSM Bellevue Land, LLC  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 142 00 0 106.00  
7037 Highway 70 S, Nashville TN 37221

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

BSM Hicks, LLC  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 142 00 0 369.00  
7035 Highway 70 S, Nashville TN 37221

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

BSM Hicks, LLC  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 142 00 0 370.00  
7033 Highway 70 S, Nashville TN 37221

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

D.H. Peppers & John David & John D. Jr.  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 149 00 0 113.00  
0 Anderson Rd, Nashville TN 37217

Motion to No Change the Total Land Value of \$271,000, by Don Turner, second by John Flanagan, unanimously approved. Land Value of 271,000.

D.H. Peppers & John David & John D. Jr.  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 149 00 0 266.00  
0 Anderson Rd, Nashville TN 37217

Motion to No Change the Total Value of \$4,821,800, by Don Turner, second by John Flanagan, unanimously approved. Land Value of 1,563,000 and Improvement Value of \$3,258,800.

S.B. Properties, LP  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 161 00 0 058.00  
5530 Edmondson Pike, Nashville TN 37211

Motion to Change the Total Value to \$7,920,000, by John Flanagan, second by Don Turner,  
unanimously approved. Land Value of \$576,000 and Improvement Value reduced to \$7,344,000.

FRBH Beechwood, LLC  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 162 00 0 217.00  
0 Bell Rd, Antioch TN 37013

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

FRBH Beechwood, LLC  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 163 00 0 185.00  
1211 Bell Rd, Antioch TN 37013

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

FRBH Abbingdon, LLC  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 163 00 0 292.00  
149 Hickory Hollow Ter, Antioch TN 37013

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

FRBH Beechwood, LLC  
Deborah Smith with Criterion Property Resources, Inc. appearing  
Parcel ID 163 00 0 293.00  
0 Bell Rd, Antioch TN 37013

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

IV. Adjournment

Motion to adjourn by John Flanagan, second by Don Turner, unanimously approved.

Meeting adjourned 3:06 PM.

**ATTEST:**

**APPROVED:**

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