



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday, September 25, 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. New Business:

Review and Approval of Minutes from Thursday September 21, 2017 and Friday September 22, 2017, Motion by Mara Thompson, second by Lyn Brandmeir, unanimously approved.

IV. Appeals:

9:00 AM

5611 Ohio Partners
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 091 02 0 253.00
5611 Ohio Ave, Nashville TN 37209

Motion to Change the Total Value to \$429,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$67,500 and Improvement Value reduced to \$361,500.

Arcade Company, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 02 3 046.00
238 5th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$377,200, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$375,000 and Improvement Value of \$2,200.

Arcade Company, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 02 3 047.00
234 5th Ave N, Nashville TN 37219

Motion to Change the Total Value to \$891,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$885,500 and Improvement Value of \$5,500.

Arcade Company, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 02 3 051.00
417 Union St, Nashville TN 37219

Motion to Change the Total Value to \$997,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$625,000 and Improvement Value reduced to \$372,000.

Arcade Company, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 02 3 052.00
411 Union St, Nashville TN 37219

Motion to Change the Total Value to \$958,400, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$958,000 and Improvement Value of \$400.

Arcade Company, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 02 3 056.00
239 4th Ave N, Nashville TN 37219

Motion to Change the Total Value to \$350,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$347,700 and Improvement Value of \$2,300.

Arcade Company, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 02 3 058.00
237 4th Ave N, Nashville TN 37219

Motion to Change the Total Value to \$350,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$348,300 and Improvement Value of \$1,700.

Arcade Company, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 02 3 059.00
223 4th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$6,103,800, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$6,083,300 and Improvement Value of \$20,500.

Arcade Company, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 1 044.00
230 5th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$3,364,400, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$3,357,500 and Improvement Value of \$6,900.

Arcade Company, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 1 045.00
226 5th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$1,492,100, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,487,500 and Improvement Value of \$4,600.

Arcade Company, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 1 046.00
218 5th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$2,098,400, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$2,094,800 and Improvement Value of \$3,600.

JLC Properties, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 3 075.00
418 Broadway, Nashville TN 37203

Motion to Change the Total Value of \$2,485,600, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,040,000 and Improvement Value reduced to \$1,445,000.

Charles T Wehby, Trustee
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 580.00
404 12th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$1,326,700, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,143,500 and Improvement Value reduced to \$183,200.

Charles T & Sally J Wehby, Living Trust
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 581.00
402 12th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,045,400, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,981,900 and Improvement Value reduced to \$63,500.

Team Richardson Holdings, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 14 0 302.00
617 Middleton St, Nashville TN 37203

Motion to Change the Total Value to \$316,600, by Lyn Brandmeir, second by Mara Thompson, unanimously approved. Land Value reduced to \$315,000 and Improvement Value of \$1,600.

Team Richardson Holdings, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 14 0 312.00
632 Fogg St, Nashville TN 37203

Motion to Change the Total Value to \$1,558,500, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,544,400 and Improvement Value reduced to \$14,100.

JLC Properties, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 14 0 410.00
614 Ewing Ave, Nashville TN 37203

Motion to Change the Total Value to \$230,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$209,200 and Improvement Value of \$20,800.

Bobby Bowling
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 094 09 0 017.00
71 Fesslers Ln, Nashville TN 37210

Motion to No Change the Total Value of \$936,100, by Lyn Brandmeir, second by Mara Thompson, unanimously approved. Land Value reduced to \$295,800 and Improvement Value of \$640,300.

Bill Akin & Nancy Hodes, Trustees
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 104 12 0 090.00
2002 21st Ave S, Nashville TN 37212

Motion to Change the Total Value to \$1,378,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,008,000 and Improvement Value reduced to \$370,000.

Eugenia/Winford Partners
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 08 0 175.00
2606 Eugenia Ave, Nashville TN 37211

Motion to Change the Total Value to \$440,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$298,000 and Improvement Value reduced to \$142,000.

Eugenia/Winford Partners
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 08 0 201.00
2607 Winford Ave, Nashville TN 37211

Motion to Change the Total Value to \$895,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$455,000 and Improvement Value reduced to \$440,000.

Perimeter Partners
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 134 14 0 034.00
313 Harding Pl, Nashville TN 37211

Motion to No Change the Total Value of \$2,043,800, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$679,500 and Improvement Value of \$1,364,300.

1:00 PM APPEALS

Roll Call:

Members present included: Mr. Don Turner, Ms. Glenda Chambers and Ms. Jean Harrison. Derrick Hammond 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 Jean Harrison, second by Don Turner, unanimously approved.

1:00 PM

Carl D Krantz, Sr. & Margaret Kathryn Krantz
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 030 00 0 054.00
5526 Clarksville Pike, Joelton TN 37080

Motion to No Change the Total Value of \$704,200, by Jean Harrison, second by Don Turner, unanimously approved. Land Value of \$123,500 and Improvement Value of \$580,700.

Carl D Krantz, Sr. & Margaret Kathryn Krantz
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 040 00 0 138.00
7101 Whites Creek Pike, Whites Creek TN 37189

Motion to No Change the Total Value of \$254,500, by Don Turner, second by Jean Harrison, unanimously approved. Land Value of \$49,900 and Improvement Value of \$204,600.

Carl Krantz, Sr.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 040 00 0 143.00
7090 Old Hickory Blvd, Whites Creek TN 37189

Motion to No Change the Total Value of \$132,900, by Jean Harrison, second by Don Turner,
unanimously approved. Land Value of \$54,900 and Improvement Value of \$78,000.

LMP Madison, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 042 08 0 020.00
211 Nesbitt Ln, Madison TN 37115

Motion to No Change the Total Value of \$3,778,200, by Jean Harrison, second by Don Turner,
unanimously approved. Land Value of \$479,300 and Improvement Value of \$3,298,900.

LMP Madison, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 042 08 0 188.00
225 Nesbitt Ln, Madison TN 37115

Motion to No Change the Total Value of \$3,370,500, by Don Turner, second by Jean Harrison,
unanimously approved. Land Value of \$449,900 and Improvement Value of \$2,920,600.

Atlantic/Mini Storage #7B, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 072 05 0 015.00
707 A E Trinity Ln, Nashville TN 37207

Motion to No Change the Total Value of \$370,600, by Don Turner, second by Jean Harrison,
unanimously approved. Land Value of \$290,300 and Improvement Value of \$80,300.

Atlantic/Mini Storage #7, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 072 05 0 149.00
3027 Pittway Dr, Nashville TN 37207

Motion to No Change the Total Value of \$591,800, by Don Turner, second by Jean Harrison,
unanimously approved. Land Value of \$158,000 and Improvement Value of \$433,800.

Atlantic/Mini Storage #7, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 072 05 0 165.00
2017 Pittway Dr, Nashville TN 37207

Motion to No Change the Total Value of \$1,085,500, by Don Turner, second by Jean Harrison,
unanimously approved. Land Value of \$255,400 and Improvement Value of \$830,100.

Atlantic/Mini Storage #7, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 072 05 0 172.00
2016 Pittway Dr, Nashville TN 37207

Motion to No Change the Total Value of \$1,663,000, by Don Turner, second by Jean Harrison, unanimously approved. Land Value of \$416,000 and Improvement Value of \$1,247,000.

Atlantic/Mini Storage #7, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 072 05 0 173.00
2020 Pittway Dr, Nashville TN 37207

Motion to No Change the Total Value of \$1,877,700, by Don Turner, second by Jean Harrison, unanimously approved. Land Value of \$334,400 and Improvement Value of \$1,543,300.

Paul Budslick & Karl Peters
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 082 16 0 033.00
624 Main St, Nashville TN 37206

Motion to No Change the Total Value of \$331,200, by Don Turner, second by Jean Harrison, unanimously approved. Land Value of \$240,000 and Improvement Value of \$91,200.

Michael D Shmerling Partners
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 08 0 148.00
508 Fisk St, Nashville TN 37203

Motion to Change the Total Value to \$130,000, by Jean Harrison, second by Don Turner, unanimously approved. Land Value of \$73,400 and Improvement Value reduced to \$56,600.

Michael D Shmerling Partners
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 16 0 081.00
1924 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$553,600, by Don Turner, second by Jean Harrison, unanimously approved. Land Value of \$540,000 and Improvement Value of \$13,600.

Michael D Shmerling Partners
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 16 0 083.00
1920 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$539,200, by Don Turner, second by Jean Harrison, unanimously approved. Land Value of \$525,000 and Improvement Value of \$14,200.

Michael D Shmerling & Co., LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 05 2 011.00
207 7th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$5,786,400, by Don Turner, second by Jean Harrison, unanimously approved. Land Value of \$3,796,800 and Improvement Value of \$1,989,600.

Sam's General Merchandise, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 1 034.00
227 5th Ave N, Nashville TN 37219

Motion to Change the Total Value to \$1,128,000, by Jean Harrison, second by Don Turner, unanimously approved. Land Value of \$1,087,500 and Improvement Value reduced to \$40,500.

Sanderson Family Partners, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 3 074.00
420 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$1,988,000, by Jean Harrison, second by Don Turner, unanimously approved. Land Value of \$1,300,000 and Improvement Value reduced to \$688,000.

Penny J Ragsdale
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 104 15 0 254.00
2105 Sunset Pl, Nashville TN 37212

Motion to Change the Total Value to \$960,000, by Jean Harrison, second by Don Turner, unanimously approved. Land Value of \$764,500 and Improvement Value reduced to \$195,500.

Belmont Associates, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 117 08 0 223.00
3202 Belmont Blvd, Nashville TN 37212

Motion to No Change the Total Value of \$948,800, by Jean Harrison, second by Don Turner, unanimously approved. Land Value of \$376,400 and Improvement Value reduced to \$572,400.

V. Adjournment

Motion to adjourn by Jean Harrison, second by Don Turner, unanimously approved.

Meeting adjourned 2:27 PM.

ATTEST:

APPROVED:
