



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday, October 4, 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, Dr. John Flanagan and Ms. Jean Harrison. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present. Ms. Rhonda Weaver appeared after the initial Roll Call.

As both the Chair and Vice Chair were not present, the MBOE, by Motion, appointed John Flanagan, Temporary Chair, by Jean Harrison, second by Lyn Brandmeir.

III. Review and Approval of Minutes from Tuesday October 3, 2017, Motion by Jean Harrison and second by Lyn Brandmeir.

After the first case was read into the record, Rhonda Weaver (Vice Chair) arrived. As she is the Vice Chair, John Flanagan as Temporary Chair was rescinded and we began to hear the appeals.

IV. Appeals:

9:00 AM

Armed Services Mutual Benefit
Betty Sellers with CTMI appearing
Parcel ID 033 00 0 033.00
1213 Dickerson Pike, Goodlettsville TN 37072

Motion to Change the Total Value to \$1,450,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$410,900 and Improvement Value reduced to \$1,039,100.

Madmen Partnership
Betty Sellers with CTMI appearing
Parcel ID 043 09 0 002.00
601 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$1,995,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$1,324,200 and Improvement Value reduced to \$670,800.

Borchert Enterprises, Inc.
Betty Sellers with CTMI appearing
Parcel ID 051 12 0 031.00
1219 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$826,100, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$245,700 and Improvement Value of \$580,400.

McDonald's Corp.
Betty Sellers with CTMI appearing
Parcel ID 060 04 0 098.00
3300 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$1,059,500, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$347,600 and Improvement Value of \$711,900.

DG Tennessee, LLC
Betty Sellers with CTMI appearing
Parcel ID 060 08 0 083.00
3019 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$542,500, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$167,000 and Improvement Value of \$375,500.

Jackson Village, LLC
Betty Sellers with CTMI appearing
Parcel ID 064 15 0 008.00
0 Shute Lane, Hermitage TN 37076

Motion to No Change the Total Land Value of \$175,100, by John Flanagan, second by Jean Harrison, unanimously approved. Land Value of \$175,100.

Jackson Village, LLC
Betty Sellers with CTMI appearing
Parcel ID 064 15 0 009.00
4400 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$9,724,900, by John Flanagan, second by Jean Harrison, unanimously approved. Land Value of \$2,697,200 and Improvement Value reduced to \$7,027,700.

Tringen Partnership
Betty Sellers with CTMI appearing
Parcel ID 071 01 0 087.00
415 W Trinity Ln, Nashville TN 37207

Motion to No Change the Total Value of \$757,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$254,400 and Improvement Value of \$502,600.

DolgenCorp, Inc.
Betty Sellers with CTMI appearing
Parcel ID 072 06 0 277.00
3004 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total Value of \$787,900, by John Flanagan, second by Jean Harrison, unanimously approved. Land Value of \$327,500 and Improvement Value of \$460,400.

McDonald's Corp.
Betty Sellers with CTMI appearing
Parcel ID 072 10 0 153.00
2806 Gallatin Pike, Nashville TN 37216

Motion to Change the Total Value to \$1,870,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$1,127,800 and Improvement Value reduced to \$742,200.

PAR Investments, LLC
Betty Sellers with CTMI appearing
Parcel ID 072 15 0 341.00
1510 Branch St, Nashville TN 37206

Motion to Change the Total Value to \$1,642,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$853,800 and Improvement Value reduced to \$788,200.

Patricia E Musich, Trustee
Betty Sellers with CTMI appearing
Parcel ID 075 00 0 169.00
5008 Old Hickory Blvd, Hermitage TN 37076

Motion to No Change the Total Value of \$1,190,100, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$277,000 and Improvement Value of \$913,100.

Hermitage Partners, Ltd.
Betty Sellers with CTMI appearing
Parcel ID 075 04 0 171.00
4701 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$9,685,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$1,200,000 and Improvement Value reduced to \$8,485,000.

Realty Income Properties 17, LLC
Betty Sellers with CTMI appearing
Parcel ID 081 04 0 096.00
515 Dominican Dr, Nashville TN 37228

Motion to Change the Total Value to \$1,033,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$522,800 and Improvement Value reduced to \$510,200.

Golden Arch Ltd & McDonald's USA, LLC
Betty Sellers with CTMI appearing
Parcel ID 081 04 0 236.00
2055 Rosa L Parks Blvd, Nashville TN 37228

Motion to Change the Total Value to \$1,476,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$626,000 and Improvement Value reduced to \$850,000.

****NOTE THIS CONCLUDED THE 9:00 AM APPEALS. THE MBOE DECIDED TO GO AHEAD AND TAKE CARE OF THE AFTERNOON DOCKET.

1:00 PM APPEALS

1:00 PM

Collier Family Partnership #1
Betty Sellers with CTMI appearing
Parcel ID 082 02 0 014.00
1118 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$1,671,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$556,800 and Improvement Value reduced to \$1,114,200.

Cleveland Street Partners
Betty Sellers with CTMI appearing
Parcel ID 082 02 0 041.00
85 Cleveland St, Nashville TN 37207

Motion to Change the Total Value to \$2,877,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$1,135,400 and Improvement Value reduced to \$1,741,600.

Cook Family Properties, LP
Betty Sellers with CTMI appearing
Parcel ID 091 13 0 284.00
6006 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$1,354,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$498,300 and Improvement Value reduced to \$855,700.

6009 Charlotte, LLC
Betty Sellers with CTMI appearing
Parcel ID 091 13 0 328.00
6011 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$315,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$297,100 and Improvement Value of \$17,900.

6009 Charlotte, LLC
Betty Sellers with CTMI appearing
Parcel ID 091 13 0 329.00
6009 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$670,100, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$306,700 and Improvement Value of \$363,400.

6009 Charlotte, LLC
Betty Sellers with CTMI appearing
Parcel ID 091 13 0 340.00
0 Lenox Ave, Nashville TN 37209

Motion to No Change the Total Land Value of \$143,800, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$143,800.

Cook Family Properties, LP
Betty Sellers with CTMI appearing
Parcel ID 091 13 0 386.00
6000 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$730,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$475,200 and Improvement Value reduced to \$254,800.

Ridgefield Properties
Betty Sellers with CTMI appearing
Parcel ID 091 15 0 264.00
4700 Charlotte Ave, Nashville TN 37209

Motion to Change the Total Value to \$1,549,600, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$1,387,500 and Improvement Value reduced to \$162,100.

Anthony Rentals & Gene H Nash
Betty Sellers with CTMI appearing
Parcel ID 092 15 0 110.00
2208 Elliston Pl, Nashville TN 37203

Motion to No Change the Total Value of \$3,358,400, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$2,777,000 and Improvement Value of \$581,400.

Ann Page Donnell Burklow
Betty Sellers with CTMI appearing
Parcel ID 092 15 0 171.00
2219 Elliston Pl, Nashville TN 37203

Motion to No Change the Total Value of \$1,140,000, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$871,300 and Improvement Value of \$268,700.

Anthony Rentals
Betty Sellers with CTMI appearing
Parcel ID 092 15 0 172.00
2209 Elliston Pl, Nashville TN 37203

Motion to No Change the Total Value of \$835,500, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$707,900 and Improvement Value of \$127,600.

Anthony Rentals
Betty Sellers with CTMI appearing
Parcel ID 092 15 0 173.00
2201 Elliston Pl, Nashville TN 37203

Motion to No Change the Total Value of \$1,592,800, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$1,089,000 and Improvement Value of \$503,800.

Jack Fleischer
Betty Sellers with CTMI appearing
Parcel ID 093 14 0 442.00
533 Lafayette St, Nashville TN 37203

Motion to No Change the Total Value of \$1,156,200, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$1,150,000 and Improvement Value of \$6,200.

James R Mills, Trustee & Doris T Fleischer
Betty Sellers with CTMI appearing
Parcel ID 093 14 0 443.00
531 Lafayette St, Nashville TN 37203

Motion to No Change the Total Value of \$6,189,900, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$6,010,800 and Improvement Value of \$179,100.

Barry A Burnette
Betty Sellers with CTMI appearing
Parcel ID 142 00 0 210.00
7107 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Value of \$921,900, by Jean Harrison, second by John Flanagan, unanimously approved. Land Value of \$591,800 and Improvement Value of \$330,100.

National Retail Properties, Inc.
Betty Sellers with CTMI appearing
Parcel ID 163 00 0 281.00
5312 Hickory Hollow Ln, Antioch TN 37013

Motion to Change the Total Value to \$2,689,000, by Jean Harrison, second by John Flanagan,
unanimously approved. Land Value of \$893,000 and Improvement Value reduced to \$1,796,000.

Bruno J Tassone
Betty Sellers with CTMI appearing
Parcel ID 181 00 0 253.00
6680 Nolensville Pike, Brentwood TN 37027

Motion to No Change the Total Value of \$957,900, by Jean Harrison, second by John Flanagan,
unanimously approved. Land Value of \$392,000 and Improvement Value of \$565,900.

V. Adjournment

Motion to adjourn by Jean Harrison, second by John Flanagan, unanimously approved.

Meeting adjourned 1:05 PM.

ATTEST:

APPROVED:
