



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday, October 16, 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. Glenda Chambers, Ms. Lyn Brandmeir 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 were not present, the MBOE, by Motion, elected Lyn Brandmeir, Temporary Chair, by Glenda Chambers, second by Jean Harrison, unanimously approved.

III. Review and Approval of Minutes from Friday, October 6, 2017. Motion by Jean Harrison, second by Glenda Chambers, unanimously approved.

IV. Appeals:

9:00 AM

Industrial Development Board of the Metropolitan Government of Nashville & Davidson Cty
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 073 00 0 034.00
2825 Opryland Drive, Nashville TN 37214

Motion to No Change the Total Value of \$17,174,700, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$13,612,400 and Improvement Value of \$3,562,300.

Harold E Crye, Trustee
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 159 00 0 111.00
1187 Old Hickory Blvd, Brentwood TN 37027

Motion to Change the Total Value to \$2,400,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$1,272,000 and Improvement Value reduced to \$1,128,000.

Mantra Hotel, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 160 00 0 056.01
5581 Franklin Pike Cir, Brentwood TN 37027

At the request of the appellant, this appeal is withdrawn.

Southpoint, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 160 00 0 211.00
2000 Health Park Dr, Brentwood TN 37027

Motion to No Change the Total Value of \$67,531,700, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$19,951,600 and Improvement Value of \$47,580,100.

HCA Information Technology + Svcs #14203
HCA Inc.
Andy Raines and Drew Raines with Evans & Petree appearing
Personal Property Account No. 160317
Parcel ID 174 00 0 032.00
5900 Crossings Blvd, Antioch TN 37013

Motion to No Change the Total Personal Property Value of \$29,613,124, by Jean Harrison, second by Glenda Chambers, unanimously approved.

McMurray BPI Partners, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 161 00 0 011.00
570 McMurray Dr, Nashville TN 37211

Motion to Change the Total Value to \$7,700,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$1,264,000 and Improvement Value reduced to \$6,436,000.

BPI Brentwood East Partners & JFM Brentwood East, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 161 00 0 084.01
15535 Old Hickory Blvd, Nashville TN 37211

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

New Plan (164) Country Place Apartments, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 161 00 0 130.00
5242 Edmondson Pike, Nashville TN 37211

Motion to Change the Total Value to \$24,350,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$2,496,000 and Improvement Value reduced to \$21,854,000.

Vista Apartments, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 161 00 0 141.00
5319 Nolensville Pike, Nashville TN 37211

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

Dandridge II, LP
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 161 00 0 193.00
431 Ocala Dr, Nashville TN 37211

Motion to Change the Total Value to \$9,483,400, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$1,232,000 and Improvement Value reduced to \$8,251,400.

RFM Nolensville, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 161 00 0 293.00
5838 Nolensville Pike, Nashville TN 37211

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

South Plaza Center Owner, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 161 00 0 305.00
5560 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$11,000,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$4,181,800 and Improvement Value reduced to \$6,818,200.

Nolan Capital, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 161 04 0 191.00
5114 Nolensville Pike, Nashville TN 37211

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

Fowl Mouth, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 161 08 0 027.00
5228 Nolensville Pike, Nashville TN 37211

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

Timberlake Apartments Associates
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 162 00 0 228.00
300 Blue Lake Circle, Antioch TN 37013

Motion to Change the Total Value to \$17,000,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$2,016,000 and Improvement Value reduced to \$14,984,000.

PC Hickory, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 163 00 0 057.00
300 Hickory Hollow Place, Antioch TN 37013

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

JAM, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 163 00 0 186.00
400 Collins Park Dr, Antioch TN 37013

Motion to Change the Total Value to \$5,700,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$538,500 and Improvement Value reduced to \$5,161,500.

Cedar Pointe Properties, LTD
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 163 00 0 321.00
1157 Bell Rd, Antioch TN 37013

Motion to Change the Total Value to \$14,751,600, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$1,680,000 and Improvement Value reduced to \$13,071,600.

Nashville RDC 25911
HCA Inc.
Andy Raines and Drew Raines with Evans & Petree appearing
Personal Property Account No. 163032
Parcel ID 174 00 0 032.00
5900 Crossings Blvd, Antioch TN 37013

Motion to No Change the Total Personal Property Value of \$13,126,742, by Jean Harrison, second by Glenda Chambers, unanimously approved.

Nazim & Rubina Jaffer
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 164 00 0 187.00
3769 Murfreesboro Pike, Antioch TN 37013

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

Kamini, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 164 00 0 294.00
2214 Hobson Pike, Antioch TN 37013

Motion to Change the Total Value to \$1,270,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$238,200 and Improvement Value reduced to \$1,031,800.

First Tennessee Bank National Association
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 164 00 0 314.00
3556 Murfreesboro Pike, Antioch TN 37013

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

Stover's Rentals
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 175 00 0 146.00
12966 Old Hickory Blvd, Antioch TN 37013

Motion to Change the Total Value to \$2,184,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$573,300 and Improvement Value reduced to \$1,610,700.

****THE MBOE DECIDED SINCE THEY COMPLETED THE MORNING DOCKET TO GO AHEAD AND WORK THROUGH THE 1:00 PM APPEALS DOCKET

1:00 PM APPEALS

1:00 PM

National Retail Properties, Inc.
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 062 00 0 169.00
2506 Music Valley Dr, Nashville TN 37214

Motion to No Change the Total Value of \$2,978,600, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$1,430,900 and Improvement Value of \$1,547,700.

W. Trinity, GP
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 071 06 0 070.00
1440 Brick Church Pike, Nashville TN 37207

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

W. Trinity, GP
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 071 06 0 072.00
230 W Trinity Ln, Nashville TN 37207

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

Jobalia & Patel, GP
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 075 00 0 154.00
4144 Lebanon Pike, Hermitage TN 37076

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

Five Star Custom Foods, LTD
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 118 12 0 001.00
2621 Eugenia Ave, Nashville TN 37211

Motion to Change the Total Value to \$8,100,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$2,379,000 and Improvement Value reduced to \$5,721,000.

Mudra Group, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 134 00 0 160.00
350 Harding Pl, Nashville TN 37211

Motion to Change the Total Value to \$800,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value reduced to \$799,000 and Improvement Value reduced to \$1,000.

Stewart Family Limited Partnership
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 161 00 0 033.00
5555 Edmondson Pike, Nashville TN 37211

Motion to Change the Total Value to \$4,450,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$1,436,400 and Improvement Value reduced to \$3,013,600.

MDH PROPCO 2015-B, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 175 00 0 161.00
1706 Heil Quaker Blvd, Lavergne TN 37086

Motion to Change the Total Value to \$16,700,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$2,575,000 and Improvement Value reduced to \$14,125,000.

Houghton Acquisition Company, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 175 00 0 188.00
4221 Hurricane Creek Blvd, Antioch TN 37013

Motion to Change the Total Value to \$4,100,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$288,000 and Improvement Value reduced to \$3,812,000.

Harold E Crye, Trustee
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 175 00 0 201.00
12629 Old Hickory Blvd, Antioch TN 37013

Motion to Change the Total Value to \$2,300,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$346,100 and Improvement Value reduced to \$1,953,900.

PSI Atlantic Nashville TN #2, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 181 00 0 013.00
6350 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Land Value to \$724,300, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value reduced to \$724,300.

PSI Atlantic Nashville TN #2, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 181 00 0 014.00
6364 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Land Value of \$193,400, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$193,400.

PSI Atlantic Nashville TN #2, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 181 00 0 015.00
6368 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Land Value of \$282,300, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$282,300.

First Tennessee Bank National Association
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 181 00 0 251.00
7901 Concord Hills Dr, Brentwood TN 37027

Motion to No Change the Total Value of \$1,657,900, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$718,700 and Improvement Value of \$939,200.

ICON Owner Pool 5 NC/TN, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 183 00 0 028.00
0 Heil Quaker Blvd, Lavergne TN 37086

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

Pioneer Nashville II, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 183 00 0 042.00
1401 Gould Blvd, Lavergne TN 37086

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

MDH PROPCO 2014-A, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 183 00 0 056.00
1550 Heil Quaker Blvd, Lavergne TN 37086

Motion to No Change the Total Value of \$7,806,400, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$1,621,300 and Improvement Value of \$6,185,100.

PROLOGIS-A4 TN, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 183 00 0 059.00
1570 Heil Quaker Blvd, Lavergne TN 37086

Motion to Change the Total Value to \$3,000,000, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$696,300 and Improvement Value reduced to \$2,303,700.

Ashok Patel
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 183 00 0 085.00
900 Firestone Pkwy, Lavergne TN 37086

Motion to Change the Total Value to \$1,504,800, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$496,600 and Improvement Value reduced to \$1,008,200.

PROLOGIS-A4 TN, LLC
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 183 00 0 087.00
1430 Gould Blvd, Lavergne TN 37086

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

Nishith Jobalia & Naya Patel
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 183 00 0 098.00
0 Hobson Dr, Antioch TN 37013

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

Nishith Jobalia & Naya Patel
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 183 00 0 099.00
0 Hobson Dr, Antioch TN 37013

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

Ashok Patel
Andy Raines and Drew Raines with Evans & Petree appearing
Parcel ID 183 00 0 130.00
920 Firestone Pkwy, Lavergne TN 37086

Motion to No Change the Total Land Value of \$169,900, by Jean Harrison, second by Glenda Chambers, unanimously approved. Land Value of \$169,900.

V. Adjournment

Motion to adjourn by Jean Harrison, second by Glenda Chambers, unanimously approved.

Meeting adjourned 11:17 AM.

ATTEST:

APPROVED:
