



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday June 26, 2019

9:00 A.M.

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: Mr. Derrick Starks, Ms. Glenda Chambers, Mr. Kamal Saba and Ms. Jacqueline Kelly. Also present were Herman Ruben and Derrick Hammonds with the Office of the Property Assessor.

III. Review and Approval of Minutes

Motion by Glenda Chambers, second by Kamal Saba, unanimously approved, to approve the minutes from the June 25, 2019 MBOE meeting.

IV. Appeals:

9:00 AM

Temphis Corp.
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 040 00 0 155.00
7525 Hickory Hills Ct, Whites Creek TN 37189

Motion to No change the total value of \$1,673,800, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land value of \$509,700 and Improvement value of \$1,164,100.

Michael J. Nacarato, Jr. & C & M Leasing, LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 059 00 0 063.00
2832 Whites Creek Pike, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

BT-OH, LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 059 00 0 072.00
3205 Whites Creek Pike, Nashville TN 37207

Motion to change the total value to \$25,261,000, by Jacqueline Kelly, second by Glenda Chambers, unanimously approved. Land value of \$1,660,600 and Improvement value reduced to \$23,600,400. (The Sales Ratio of 0.8477 was applied)

Michael J. Nacarato, Jr. & C & M Leasing, LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 059 00 0 224.00
0 Whites Creek Pike, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

BT-OH, LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 059 00 0 227.00
2842 Whites Creek Pike, Nashville TN 37207

Motion to No change the total value of \$1,040,400, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land value of \$515,400 and Improvement value of \$525,000.

Michael J. Nacarato, Jr. & C & M Leasing, LLC & Et Al.
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 059 00 0 228.00
0 Whites Creek Pike, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

Cowan Street Properties
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 082 10 0 060.00
0 Cowan St, Nashville TN 37207

Motion to No change the total land value of \$2,907,600, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land value of \$2,907,600.

Cowan Street Properties
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 082 10 0 061.00
0 Cowan St, Nashville TN 37207

Motion to No change the total land value of \$2,077,800, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land value of \$2,077,800.

Cowan Street Properties
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 082 10 0 062.00
500 Cowan St, Nashville TN 37207

Motion to No change the total value of \$23,776,800, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land value of \$10,918,300 and Improvement value of \$12,858,500.

Wilka Downtown, LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 093 10 0C 001.00
500 5th Ave S, Nashville TN 37203

Motion to No change the total value of \$15,888,900, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land value of \$4,020,300 and Improvement value of \$11,868,600.

Wilka Downtown, LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 093 10 0C 002.00
0 5th Ave S, Nashville TN 37203

Motion to No change the total value of \$1,617,500, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land value of \$553,500 and Improvement value of \$1,064,000.

Wilka Downtown, LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 093 10 0C 900.00 001
0 5th Ave S, Nashville TN 37203

Motion to No change the total Improvement value of \$2,289,900, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Improvement value of \$2,289,900.

AREP Natchez Sobro Storage, LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 093 15 0 037.00
825 3rd Ave S, Nashville TN 37210

Motion to change the total value to \$9,600,000, by Jacqueline Kelly, second by Glenda Chambers, unanimously approved. Land value of \$1,862, 200 and Improvement value reduced to \$7,737,800.

Temphis Corporation
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 095 13 0 002.00
705 Massman Dr, Nashville TN 37210

Motion to No change the total value of \$6,520,600, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land value of \$2,662,600 and Improvement value of \$3,858,000.

Temphis Corp.
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 095 13 0 041.00
713 Massman Dr, Nashville TN 37210

Motion to No change the total value of \$593,100, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land value of \$415,400 and Improvement value of \$177,700.

Midtown Hotel Partners, LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 104 02 0 337.00
109 29th Ave N, Nashville TN 37203

Motion to No change the total land value of \$2,090,900, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land value of \$2,090,900.

Green Hills Mixed, LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 117 14 0 176.00
4000 Hillsboro Pike, Nashville TN 37215

Motion to table and continue the appeal to a later date to be determined, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved.

ROIB Focal Pointe LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 135 00 0 352.00
1645 Murfreesboro Pike, Nashville TN 37217

Motion to change the total value to \$5,637,000, by Jacqueline Kelly, second by Kamal Saba, unanimously approved. Land value of \$2,491,900 and Improvement value reduced to \$3,145,100. (The Sales Ratio of 0.8477 was applied)

CWW Enterprises, LLC
Lee Wharton and Ryan Cundiff w/Marvin F. Poer and Company
Parcel ID 183 00 0 009.00
611 Muci Dr, Antioch TN 37013

Motion to No change the total value of \$1,674,900, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land value of \$603,700 and Improvement Value of \$1,071,200.

V. Adjournment

Motion to adjourn by Glenda Chambers, second by Jacqueline Kelly, unanimously approved.

Meeting adjourned 11:31 AM.

ATTEST:

APPROVED:
