



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Tuesday July 23, 2019

9:00 A.M.

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: Mr. Bob Notestine, Mr. Derrick Starks and Ms. Jacqueline Kelly. Also present were Herman Ruben and Derrick Hammond with the Office of the Property Assessor.

III. Review and Approval of Minutes

Motion by Bob Notestine, second by Jacqueline Kelly, unanimously approved, to approve the minutes from the July 22, 2019 MBOE meeting.

\*\*\*\*THE MBOE WENT AHEAD AND HEARD THE APPEALS SCHEDULED FOR WEDNESDAY JULY 24, 2019 IMMEDIATELY FOLLOWING THESE 18 PARCELS. THE ADJOURNMENT TIME FOR BOTH TUESDAY JULY 23<sup>RD</sup> AND WEDNESDAY JULY 24<sup>TH</sup> WILL BE THE SAME, HOWEVER, THE MINUTES WILL BE PREPARED ON SEPARATE DAYS.

IV. Appeals:

9:00 AM

191 Ill Cube Trinity Sub, LLC  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 071 02 0 203.00  
2426 Brick Church Pike, Nashville TN 37207

Motion to change the total value to \$6,645,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,005,600 and Improvement Value reduced to \$5,639,400. (The Sales Ratio of 0.8477 was applied)

Teacher's Retirement System-State of KY  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 072 02 0 147.01  
3500 Gallatin Pike, Nashville TN 37216

Motion to No change the total value of \$3,206,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$609,900 and Improvement Value of \$2,596,100.

First Tennessee Bank, NA  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 072 03 0 175.00  
3518 Gallatin Pike, Nashville TN 37216

Motion to No change the total value of \$1,385,000 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$435,600 and Improvement Value of \$949,400.

RHP Corporate Properties, LLC  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 073 00 0 041.00  
1 Gaylord Dr, Nashville TN 37214

Motion to No change the total value of \$15,117,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$3,840,500 and Improvement Value of \$11,276,500.

Lowe's Home Centers, Inc.  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 075 00 0 035.00  
5025 Old Hickory Blvd, Hermitage TN 37076

Motion to No change the total value of \$8,148,000 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$3,891,600 and Improvement Value of \$4,256,400.

The Fifteenth Avenue Baptist Village Manor, Inc.  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 081 16 0 294.00  
1015 Scovel St, Nashville TN 37208

Motion to change the total value to \$1,780,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$755,000 and Improvement Value reduced to \$1,025,000. (The Sales Ratio of 0.8477 was applied)

Hill Revolver, LLC  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 082 13 0 152.00  
1104 Rosa L Parks Blvd, Nashville TN 37208

Motion to No change the total value of \$4,100,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,742,400 and Improvement Value of \$2,357,600.

Hill Revolver, LLC  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 082 13 0 155.00  
700 Jefferson St, Nashville TN 37208

Motion to No change the total value of \$160,900 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$156,800 and Improvement Value of \$4,100.

Vista Germantown Apartments, LP  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 082 13 0 199.00  
515 Madison St, Nashville TN 37208

Motion to change the total value to \$51,290,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$4,756,800 and Improvement Value reduced to \$46,533,200. (The Sales Ratio of 0.8477 was applied)

Chelmsford Realty Associates  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 083 05 0 091.00  
700 Gallatin Ave, Nashville TN 37206

Motion to change the total value to \$2,726,000 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$1,350,400 and Improvement Value reduced to \$1,375,600. (The Sales Ratio of 0.8477 was applied)

Cleo Acquisition Sub, LLC  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 083 05 0 452.00  
710 Cleo Miller Dr, Nashville TN 37206

Motion to change the total value to \$59,339,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$8,148,000 and Improvement Value reduced to \$51,191,000. (The Sales Ratio of 0.8477 was applied)

Tommy Keenum  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 083 09 0 223.00  
114 S 11th St, Nashville TN 37206

Motion to No change the total value of \$466,200 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$292,300 and Improvement Value of \$173,900.

Thomas D Keenum, Jr.  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 083 09 0 224.00  
116 S 11<sup>th</sup> St, Nashville TN 37206

Motion to change the total value to \$490,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$295,800 and Improvement Value reduced to \$194,200. (The Sales Ratio of 0.8477 was applied)

The Bradford Building & Bradford Realty Partners  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 131 02 0 098.00  
4094 Hillsboro Pike, Nashville TN 37215

Motion to No change the total value of \$5,354,400 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$3,750,000 and Improvement Value of \$1,604,400.

The Bradford Building & Bradford Realty Partners  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 131 02 0 099.00  
4100 Hillsboro Pike, Nashville TN 37215

Motion to No change the total value of \$4,312,200 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$3,000,000 and Improvement Value of \$1,312,200.

2121 Abbott Martin Partners, LLC  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 131 02 0 100.00  
4102 Hillsboro Pike, Nashville TN 37215

Motion to No change the total value of \$1,378,200 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$1,200,000 and Improvement Value of \$178,200.

Hillsboro Road Retail Partners, LLC  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 131 02 0 103.00  
4106 B Hillsboro Pike, Nashville TN 37215

Motion to No change the total value of \$3,202,600 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$2,613,500 and Improvement Value of \$589,100.

Magnolia Burton Hills, LP  
Richard Hunt w/ Evans & Petree PC  
Parcel ID 131 06 0A 022.00  
10 Burton Hills Blvd, Nashville TN 37215

Motion to change the total value to \$10,681,000 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$3,571,900 and Improvement Value reduced to \$7,109,100. (The Sales Ratio of 0.8477 was applied)

V. Adjournment

Motion to adjourn by Jacqueline Kelly, second by Bob Notestine, unanimously approved.

Meeting adjourned 11:21 AM.

**ATTEST:**

**APPROVED:**

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