



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday July 25, 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. Bob Notestine, Mr. Derrick Starks and Ms. Mara Thompson. 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 Mara Thompson, unanimously approved, to approve the minutes from the July 23, 2019 and July 24, 2019 MBOE meeting. (These minutes were the appeals heard yesterday but including the parcels from Tuesday July 23rd and Wednesday July 24th separately)

***ON WEDNESDAY JULY 24, 2019, THE MBOE WENT AHEAD AND HEARD THE APPEALS SCHEDULED FOR THURSDAY JULY 25, 2019 AND FRIDAY JULY 26, 2019. THEY WERE ABLE TO GET THRU ALL OF JULY 25TH AND ALL BUT TWO (2) PARCELS FOR JULY 26, 2019. THOSE WILL BE HEARD BEGINNING TOMORROW, JULY 26, 2019 AND THE REMAINDER OF THE APPEALS FOR TOMORROW WILL BE THOSE SCHEDULED FOR MONDAY JULY 29, 2019.

THE ADJOURNMENT TIME FOR BOTH THURSDAY JULY 25TH AND FRIDAY JULY 26TH WILL BE THE SAME, HOWEVER, THE MINUTES WILL BE PREPARED ON SEPARATE DAYS.

IV. Appeals:

9:00 AM

Terra Funding-NCC, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 06 1 016.00
511 Union St, Nashville TN 37219

Motion to No change the total Land value of \$7,193,500 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$7,193,500.

CPVF III NCC, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 06 1 116.00 001
0 Union St, Nashville TN 37219

Motion to change the Improvement value to \$52,589,000 by Bob Notestine, second by Mara Thompson, unanimously approved. Improvement Value reduced to \$52,589,000. (The Sales Ratio of 0.8477 was applied)

Terra Funding-NCC, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 06 1 132.00
220 6th Ave N, Nashville TN 37219

Motion to No change the total Land value of \$7,731,800 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$7,731,800.

CPVF III NCC, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 06 1 132.00 001
0 6th Ave N, Nashville TN 37219

Motion to No change the Improvement value of \$21,705,700 by Bob Notestine, second by Mara Thompson, unanimously approved. Improvement Value of \$21,705,700.

300 Broadway, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 06 2 029.00
300 Broadway, Nashville TN 37201

Motion to No change the total value of \$22,409,100 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$2,643,800 and Improvement Value of \$19,765,300.

Tower III Broadway, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 06 2 100.00
111 Broadway, Nashville TN 37201

Motion to No change the total value of \$16,837,800 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$6,480,000 and Improvement Value of \$10,357,800.

JBW Holdings, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 06 4 006.00
409 Broadway, Nashville TN 37203

Motion to change the Total value to \$7,629,000 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$1,800,000 and Improvement Value reduced to \$5,829,000. (The Sales Ratio of 0.8477 was applied)

JRC Holdings, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 06 4 030.00
119 3rd Ave S #100, Nashville TN 37201

Motion to change the Total value to \$14,100,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$3,222,000 and Improvement Value reduced to \$10,878,000. (The Sales Ratio of 0.8477 was applied)

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 001.00
700 12th Ave S #101, Nashville TN 37203

Motion to No change the total value of \$3,060,200 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$912,000 and Improvement Value of \$2,148,200.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 002.00
700 12th Ave S #102, Nashville TN 37203

Motion to No change the total value of \$1,863,600 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$684,000 and Improvement Value of \$1,179,600.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 003.00
700 12th Ave S #103, Nashville TN 37203

Motion to No change the total value of \$2,065,000 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$684,000 and Improvement Value of \$1,381,000.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 004.00
700 12th Ave S #201, Nashville TN 37203

Motion to No change the total value of \$949,900 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$607,900.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 005.00
700 12th Ave S #202, Nashville TN 37203

Motion to No change the total value of \$788,200 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$446,200.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 006.00
700 12th Ave S #203, Nashville TN 37203

Motion to No change the total value of \$1,343,500 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$684,000 and Improvement Value of \$659,500.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 007.00
700 12th Ave S #204, Nashville TN 37203

Motion to No change the total value of \$902,300 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$560,300.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 008.00
700 12th Ave S #205, Nashville TN 37203

Motion to No change the total value of \$1,429,100 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$684,000 and Improvement Value of \$745,100.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 009.00
700 12th Ave S #206, Nashville TN 37203

Motion to No change the total value of \$922,300 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$580,300.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 010.00
700 12th Ave S #207, Nashville TN 37203

Motion to No change the total value of \$671,400 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$329,400.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 011.00
700 12th Ave S #301, Nashville TN 37203

Motion to No change the total value of \$949,900 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$607,900.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 012.00
700 12th Ave S #302, Nashville TN 37203

Motion to No change the total value of \$600,100 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$228,000 and Improvement Value of \$372,100.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 013.00
700 12th Ave S #303, Nashville TN 37203

Motion to No change the total value of \$921,400 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$579,400.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 014.00
700 12th Ave S #304, Nashville TN 37203

Motion to No change the total value of \$951,300 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$609,300.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 015.00
700 12th Ave S #305, Nashville TN 37203

Motion to No change the total value of \$1,420,400 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$684,000 and Improvement Value of \$736,400.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 016.00
700 12th Ave S #306, Nashville TN 37203

Motion to No change the total value of \$922,300 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$580,300.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 017.00
700 12th Ave S #307, Nashville TN 37203

Motion to No change the total value of \$810,800 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$468,800.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 018.00
700 12th Ave S #401, Nashville TN 37203

Motion to No change the total value of \$855,000 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$513,000.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 019.00
700 12th Ave S #402, Nashville TN 37203

Motion to No change the total value of \$600,100 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$228,000 and Improvement Value of \$372,100.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 020.00
700 12th Ave S #403, Nashville TN 37203

Motion to No change the total value of \$910,200 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$568,200.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 021.00
700 12th Ave S #404, Nashville TN 37203

Motion to No change the total value of \$951,300 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$609,300.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 022.00
700 12th Ave S #405, Nashville TN 37203

Motion to No change the total value of \$1,428,600 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$684,000 and Improvement Value of \$744,600.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 023.00
700 12th Ave S #406, Nashville TN 37203

Motion to No change the total value of \$808,900 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$342,000 and Improvement Value of \$466,900.

Nashville Terrazzo Partnership
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 024.00
700 12th Ave S #407, Nashville TN 37203

Motion to No change the total value of \$610,700 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$228,000 and Improvement Value of \$382,700.

Maloney Development, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 13 0D 099.00
700 12th Ave S #1013, Nashville TN 37203

Motion to change the total value to \$558,000 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$136,800 and Improvement Value reduced to \$421,200. (The Sales Ratio of 0.8477 was applied)

TEC Ewing Partners
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 14 0 335.00
809 Ewing Ave, Nashville TN 37203

Motion to No change the total value of \$2,518,600 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$2,509,100 and Improvement Value of \$9,500.

Making Bacon, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 14 0 563.00
903 Gleaves St, Nashville TN 37203

Motion to No change the total value of \$4,140,100 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,705,300 and Improvement Value of \$2,434,800.

Mud Tavern Properties, Limited, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 095 15 0 044.00
2350 Elm Hill Pike, Nashville TN 37214

Motion to No change the total value of \$6,000,000 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$1,106,400 and Improvement Value of \$4,893,600.

Fox Hospitality, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 097 13 0 040.00
3431 Percy Priest Dr, Nashville TN 37214

Motion to change the total value to \$5,500,000 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$312,800 and Improvement Value reduced to \$5,187,200. (The Sales Ratio of 0.8477 was applied)

Lowe's Home Centers, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 102 00 0 086.00
7034 Charlotte Pike, Nashville TN 37209

Motion to No change the total value of \$11,054,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$3,996,600 and Improvement Value of \$7,057,400.

H.G. Hill Realty Co.
Richard Hunt w/ Evans & Petree PC
Parcel ID 147 07 0 244.00
4201 Nolensville Pike, Nashville TN 37211

Motion to No change the total value of \$5,220,700 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$759,700 and Improvement Value of \$4,461,000.

Marital Trust C
Richard Hunt w/ Evans & Petree PC
Parcel ID 149 00 0 310.00
2801 Murfreesboro Pike, Antioch TN 37013

Motion to No change the total value of \$2,600,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,372,100 and Improvement Value of \$1,227,900.

Ryan P. & Mary M. Campbell
Richard Hunt w/ Evans & Petree PC
Parcel ID 160 04 0 143.00
504 Dillard Ct, Nashville TN 37220

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

Target Corporation
Richard Hunt w/ Evans & Petree PC
Parcel ID 160 14 0 027.00
780 Old Hickory Blvd, Brentwood TN 37027

Motion to No change the total value of \$11,391,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$7,666,600 and Improvement Value of \$3,724,400.

V. Adjournment

Motion to adjourn by Mara Thompson, second by Bob Notestine, unanimously approved.

Meeting adjourned 12:05 PM.

ATTEST:

APPROVED:
