



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Friday July 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. 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. THE MBOE WAS 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 25, 2019 AND THE REMAINDER OF THE APPEALS HEARD TOMORROW WILL BE THE APPEALS 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

Target Corporation
Richard Hunt w/ Evans & Petree PC
Parcel ID 102 00 0 099.00
6814 Charlotte Pike, Nashville TN 37209

Motion to No change the total value of \$15,560,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$8,586,600 and Improvement Value of \$6,973,400.

Dayton-Hudson Corp.
Richard Hunt w/ Evans & Petree PC
Parcel ID 103 14 0 115.00
26 White Bridge Pike, Nashville TN 37205

Motion to No change the Total value of \$12,711,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$9,861,100 and Improvement Value of \$2,849,900.

SP/LLU Opus 29, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 02 0 225.00
300 31st Ave N, Nashville TN 37203

Motion to No change the Total value of \$17,658,100 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$3,179,800 and Improvement Value of \$14, 478,300.

SP/LLU Opus 29, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 02 0 232.00
301 29th Ave N, Nashville TN 37203

Motion to change the Total value to \$28,541,900 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$3,892,000 and Improvement Value reduced to \$24,649,900. (The Sales Ratio of 0.8477 was applied)

Park Place Retail Partners
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 02 0 396.00
2825 West End Ave, Nashville TN 37203

Motion to No change the Total value of \$2,569,600 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$2,221,500 and Improvement Value of \$348,100.

Park Place Retail Partners
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 02 0 398.00
108 29th Ave S, Nashville TN 37212

Motion to No change the Total value of \$685,600 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$675,000 and Improvement Value of \$10,600.

Park Place Retail Partners
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 02 0 399.00
110 29th Ave S, Nashville TN 37212

Motion to No change the Total value of \$685,600 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$675,000 and Improvement Value of \$10,600.

American Center
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 02 0 408.00
3100 Park Dr, Nashville TN 37203

Motion to No change the Total value of \$61,000,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$22,052,300 and Improvement Value of \$38,947,700.

Walgreen Co
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 03 0 016.00
2416 West End Ave, Nashville TN 37203

Motion to No change the Total value of \$6,173,600 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$3,201,600 and Improvement Value of \$2,972,000.

Park Place Retail Partners
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 03 0 026.00
2817 West End Ave, Nashville TN 37203

Motion to No change the Total value of \$20,301,700 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$16,923,000 and Improvement Value of \$3,378,700.

Vanderbilt University
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 03 0 255.00
0 Vanderbilt Pl, Nashville TN 37203

Motion to No change the Total value of \$1,883,500 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,875,000 and Improvement Value of \$8,500.

Fairfax Flats Partners
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 06 0 085.00
206 Fairfax Ave, Nashville TN 37212

Motion to No change the Total value of \$2,795,700 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$350,000 and Improvement Value of \$2,445,700.

SP/LLU Note 16, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 08 0 235.00
1226 16th Ave S, Nashville TN 37212

Motion to No change the Total value of \$18,942,400 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$2,408,000 and Improvement Value of \$16,534,400.

Gladstone Owner, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 104 09 0C 001.00
3803 West End Ave #1, Nashville TN 37205

Motion to No change the Total value of \$2,178,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$420,000 and Improvement Value of \$1,758,000.

AKZO Nobel Coatings, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 105 08 0 212.00
0 Geyer St, Nashville TN 37210

Motion to No change the Total Land value of \$37,500 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$37,500.

AKZO Nobel Coatings, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 105 08 0 216.00
0 Culver St, Nashville TN 37210

Motion to No change the Total Land value of \$37,500 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$37,500.

AKZO Nobel Coatings, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 105 08 0 266.00
20 Culver St, Nashville TN 37210

Motion to change the Total value to \$4,330,400 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$1,094,800 and Improvement value reduced to \$3,235,600. (The Sales Ratio of 0.8477 was applied)

AKZO Nobel Coatings, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 105 08 0 268.00
0 Culver St, Nashville TN 37210

Motion to No change the Total Land value of \$594,600 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$594,600.

Nashville 832 Wedgewood Property, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 105 10 0 004.00
1816 Elliott Ave, Nashville TN 37203

Motion to No change the Total Land value of \$740,500 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$740,500.

Nashville 832 Wedgewood Property, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 105 10 0 005.00
1818 Elliott Ave, Nashville TN 37203

Motion to No change the Total Land value of \$544,500 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$544,500.

Nashville 832 Wedgewood Property, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 105 10 0 006.00
1820 Elliott Ave, Nashville TN 37203

Motion to No change the Total Land value of \$827,600 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$827,600.

Nashville 832 Wedgewood Property, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 105 10 0 007.00
1822 Elliott Ave, Nashville TN 37203

Motion to No change the Total Land value of \$500,900 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$500,900.

Nashville 832 Wedgewood Property, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 105 10 0 008.00
832 Wedgewood Ave, Nashville TN 37203

Motion to No change the Total value of \$16,090,500 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,698,800 and Improvement Value of \$14,391,700.

Nashville 832 Wedgewood Property, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 105 10 0 009.00
1829 Beech Ave, Nashville TN 37203

Motion to No change the Total Land value of \$3,767,900 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$3,767,900.

Oak Trust
Richard Hunt w/ Evans & Petree PC
Parcel ID 105 10 0 297.00
2100 8th Ave S, Nashville TN 37204

Motion to No change the Total value of \$1,000,000 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$914,800 and Improvement value of \$85,200.

U.S. Bank National Association
Richard Hunt w/ Evans & Petree PC
Parcel ID 106 05 0 142.00
412 Enos Reed Dr, Nashville TN 37210

Motion to No change the Total value of \$725,600 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$192,100 and Improvement value of \$533,500.

Realty Income Properties 19, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 161 00 0 082.00
5520 Nolensville Pike, Nashville TN 37211

Appeal to be heard on Thursday July 25, 2019.

H.G. Hill Realty Co.
Richard Hunt w/ Evans & Petree PC
Parcel ID 161 00 0 205.00
5429 Nolensville Pike, Nashville TN 37211

Motion to No change the Total value of \$4,625,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$924,200 and Improvement value of \$3,700,800.

5620 Nolensville Pike, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 161 00 0 305.00
5560 Nolensville Pike, Nashville TN 37211

Appeal to be heard on Thursday July 25, 2019.

Ashok B. & Bina A. Patel
Richard Hunt w/ Evans & Petree PC
Parcel ID 171 08 0C 028.00
5704 Portsmouth Pl, Brentwood TN 37027

Motion to No change the Total value of \$495,800 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$86,000 and Improvement value of \$409,800.

V. Adjournment

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

Meeting adjourned 12:05 PM.

ATTEST:

APPROVED:
