



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday July 29, 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, Ms. Lyn Brandmeir 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 25, 2019 and July 26, 2019 MBOE meeting.

****ON THURSDAY JULY 25, 2019, THE MBOE HEARD THE REMAINING TWO (2) APPEALS SCHEDULED FOR FRIDAY JULY 26, 2019 AND ALL THE APPEALS SCHEDULED FOR MONDAY JULY 29, 2019.

IV. Appeals:

9:00 AM

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

**THIS APPEAL WAS ORIGINALLY HEARD ON 6-26-19 AND WAS TABLED BY THE MBOE UNTIL TODAY. THIS ALLOWED THE ASSESSOR'S OFFICE TO VISIT THE PROPERTY AS WELL AS DIVULGE THE INFORMATION PROVIDED BY THE APPELLANT. THE APPELLANT'S REPRESENTATIVE, LEE WHARTON, WAS ON THE PHONE WHEN THE MBOE MADE THEIR DECISION

Motion to change the Total value to \$139,530,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$13,993,600 and Improvement Value reduced to \$125,536,400. (The Sales Ratio of 0.8477 was applied)

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

Motion to change the Total value to \$10,903,000 by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$3,277,500 and Improvement Value reduced to \$7,625,500. (The Sales Ratio of 0.8477 was applied)

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

Motion to change the Total value to \$9,700,000 by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$4,181,800 and Improvement Value reduced to \$5,518,200. (The Sales Ratio of 0.8477 was applied)

TFWG Investors, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 106 05 0 165.00
225 Walden Village Ln, Nashville TN 37210

Motion to change the Total value to \$20,137,000 by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$1,816,500 and Improvement Value reduced to \$18,320,500. (The Sales Ratio of 0.8477 was applied)

Pro-Logis North Carolina, LP
Richard Hunt w/ Evans & Petree PC
Parcel ID 107 00 0 002.00
1876 B Air Lane Drive, Nashville TN 37210

Motion to No change the Total value of \$3,800,000 by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,048,000 and Improvement Value of \$2,752,000.

BNA Hotel Partnership, GP
Richard Hunt w/ Evans & Petree PC
Parcel ID 108 01 0 058.00
721 Royal Pkwy, Nashville TN 37214

Motion to change the Total value to \$7,040,000 by Lyn Brandmeir, second by Mara Thompson, unanimously approved. Land Value of \$1,176,100 and Improvement Value reduced to \$5,863,900. (The Sales Ratio of 0.8477 was applied)

Lodging Properties, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 108 01 0 079.00
720 Royal Pkwy, Nashville TN 37214

Motion to change the Total value to \$6,800,000 by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,014,100 and Improvement Value reduced to \$5,785,900. (The Sales Ratio of 0.8477 was applied)

Hillsboro Plaza Retail Partners I
Richard Hunt w/ Evans & Petree PC
Parcel ID 117 14 0 141.00
3900 Hillsboro Pike, Nashville TN 37215

Motion to No change the Total value of \$10,981,500 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$8,439,800 and Improvement Value of \$2,541,700.

Hillsboro Plaza Retail Partners I
Richard Hunt w/ Evans & Petree PC
Parcel ID 117 14 0 142.00
2030 Richard Jones Rd, Nashville TN 37215

Motion to No change the Total value of \$1,379,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,361,300 and Improvement Value of \$17,700.

Hillsboro Plaza Retail Partners I, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 117 14 0 157.00
2012 Richard Jones Rd #12, Nashville TN 37215

Motion to No change the Total value of \$6,392,100 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$3,920,400 and Improvement Value of \$2,471,700.

Hillsboro Plaza Retail Partners I, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 117 14 0 158.00
2010 Richard Jones Rd, Nashville TN 37215

Motion to No change the Total value of \$1,345,300 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,176,100 and Improvement Value of \$169,200.

BPI Century Plaza Partners Et Al
Richard Hunt w/ Evans & Petree PC
Parcel ID 117 15 0 047.00
2000 Richard Jones Rd, Nashville TN 37215

Motion to No change the Total value of \$12,699,000 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$7,715,300 and Improvement Value of \$4,983,700.

Green Hills Office Partners, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 117 15 0 153.00
2002 Richard Jones Rd, Nashville TN 37215

Motion to No change the Total value of \$27,991,900 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$9,244,300 and Improvement Value of \$18,747,600.

CA-Nashville, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 118 02 0 181.00 001
0 Franklin Pike, Nashville TN 37204

Motion to change the Total value to \$3,487,356 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,268,480 and Improvement Value reduced to \$2,218,876. (The Sales Ratio of 0.8477 was applied)

CA-Nashville, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 118 02 0 181.00 002
0 Kirkwood Ave, Nashville TN 37204

Motion to change the Total value to \$2,512,644 by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,129,088 and Improvement Value reduced to \$1,383,556. (The Sales Ratio of 0.8477 was applied)

NWI Warehouse Group, L.P.
Richard Hunt w/ Evans & Petree PC
Parcel ID 118 07 0 222.00
731 Melrose Ave, Nashville TN 37211

Motion to No change the Total value of \$9,400,000 by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$2,694,600 and Improvement Value of \$6,705,400.

Sarex AA, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 119 09 0 122.00
2819 Nolensville Pike, Nashville TN 37211

Motion to No change the Total value of \$4,946,500 by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$763,400 and Improvement Value of \$4,183,100.

Duke Secured Financing 2009-UNM, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 121 11 0A 002.00
800 Airpark Commerce Drive, Nashville TN 37217

Motion to No change the Total value of \$6,000,000 by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$907,400 and Improvement Value of \$5,092,600.

ATA Properties
Richard Hunt w/ Evans & Petree PC
Parcel ID 127 16 0 028.00
909 Harpeth Valley Pl, Nashville TN 37221

Motion to change the Total value to \$339,000 by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$94,500 and Improvement Value reduced to \$244,500. (The Sales Ratio of 0.8477 was applied)

Stover's Rentals
Richard Hunt w/ Evans & Petree PC
Parcel ID 175 00 00 146.00
12966 Old Hickory Blvd, Antioch TN 37013

Motion to No change the Total value of \$2,184,000 by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$573,300 and Improvement Value of \$1,610,700.

PSI Atlantic Nashville TN #2, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 181 00 0 013.00
6350 Nolensville Pike, Nashville TN 37211

Motion to change the Total value to \$7,970,000 by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$724,300 and Improvement Value reduced to \$7,245,700. (The Sales Ratio of 0.8477 was applied)

V. Adjournment

Motion to adjourn by Mara Thompson, second by Lyn Brandmeir, unanimously approved.

Meeting adjourned 10:57 AM.

ATTEST:

APPROVED:
