



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday July 7, 2020

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. Jacqueline Kelly and Mr. Charles Hankla. Also present were Joshua Thomas with Metro Legal. Herman Ruben, Randy Ward and Derrick Hammonds with the Office of the Property Assessor.

III. Review and Approval of Minutes

Motion by Derrick Starks, second by Charles Hankla, unanimously approved, to approve the minutes from the July 6, 2020 MBOE meeting.

IV. Appeals:

9:00 AM

McDonald's Corp.
Creighton Titus w/The Aegis Group, LLC
Parcel ID 060 04 0 098.00
3300 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$1,469,500, by Charles Hankla, second by Jacqueline Kelly, unanimously approved. Land Value of \$347,600 and Improvement Value of \$1,121,900.

Plaza 2750, LLC
Creighton Titus w/The Aegis Group, LLC
Parcel ID 096 01 0 161.00
2710 Old Lebanon Pike, Nashville TN 37214

Motion to No Change the Total Value of \$9,605,100, by Charles Hankla, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,350,700 and Improvement Value of \$8,254,400.

Plaza 2750, LLC
Creighton Titus w/The Aegis Group, LLC
Parcel ID 096 01 0 163.00
2720 Old Lebanon Pike, Nashville TN 37214

Motion to No Change the Total Value of \$1,345,000, by Charles Hankla, second by Jacqueline Kelly, unanimously approved. Land Value of \$599,400 and Improvement Value of \$745,600.

9:15 AM

Melrose Storage, LLC
Creighton Titus w/The Aegis Group, LLC
Parcel ID 118 02 0 297.00
700 Inverness Ave, Nashville TN 37204

Motion to Change the total value to \$10,940,000, by Charles Hankla, second by Jacqueline Kelly, unanimously approved. Land Value of \$744,000 and Improvement Value reduced to \$10,196,000. (This value is determined on the Sales Ratio of 0.8477)

9:30 AM

Monarch Rivergate, LLC
Beau Benedict w/Fellers, Schewe, Scott & Roberts, Inc.
Parcel ID 026 00 0 123.00
2106 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$14,732,700, by Jacqueline Kelly, second by Charles Hankla, unanimously approved. Land Value of \$5,557,200 and Improvement Value of \$9,175,500.

Prefco Fourteen Limited Partnership
Beau Benedict w/Fellers, Schewe, Scott & Roberts, Inc.
Parcel ID 093 06 2 007.00
333 Commerce Street, Nashville TN 37201

Motion to No Change the Total Value of \$149,520,300, by Jacqueline Kelly, second by Charles Hankla, unanimously approved. Land Value of \$29,294,000 and Improvement Value of \$120,226,300.

SWHR Hermitage, LLC
Beau Benedict w/Fellers, Schewe, Scott & Roberts, Inc.
Parcel ID 093 11 0 250.00 001
0 Middleton St, Nashville TN 37210

Motion to No Change the Total Value of \$43,048,000, by Charles Hankla, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,580,000 and Improvement Value of \$41,468,000.

10:00 AM

Boyles Galvanizing Co. of Tennessee
Wayne Tannenbaum w/Pivotal Tax Solutions
Parcel ID 092 13 0 416.00
200 33rd Ave N, Nashville TN 37209

Motion to No Change the Total value of \$2,232,400, by Charles Hankla, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,235,700 and Improvement Value of \$996,700.

Poindexter Properties, LLC
Wayne Tannenbaum w/Pivotal Tax Solutions
Parcel ID 094 00 0 188.00
1801 Lebanon Pike, Nashville TN 37210

Motion to Change the Total value to \$1,700,000, by Charles Hankla, second by Jacqueline Kelly, unanimously approved. Land Value of \$982,100 and Improvement Value reduced to \$717,900. (This value is determined on the Sales Ratio of 0.8477)

Boyles Galvanizing Co. of Tennessee
Wayne Tannenbaum w/Pivotal Tax Solutions
Parcel ID 104 01 0 168.00
0 33rd Ave N, Nashville TN 37209

Motion to No Change the Total Land value of \$87,100, by Charles Hankla, second by Jacqueline Kelly, unanimously approved. Land Value of \$87,100.

10:45 AM

Skyy Blue, LLC
Debbie Smith w/Criterion Property Resources, Inc.
Parcel ID 079 00 0 073.00
7337 Cockrill Bend Blvd, Nashville TN 37209

Motion to Change the Total value to \$4,411,000, by Jacqueline Kelly, second by Charles Hankla, unanimously approved. Land Value of \$576,700 and Improvement Value reduced to \$3,834,300. (This value is determined on the Sales Ratio of 0.8477)

REH Investments, LLC
Debbie Smith w/Criterion Property Resources, Inc.
Parcel ID 093 06 2 085.00
110 2nd Ave N, Nashville TN 37201

Motion to Change the Total value to \$8,900,000, by Jacqueline Kelly, second by Charles Hankla, unanimously approved. Land Value of \$1,755,500 and Improvement Value reduced to \$7,144,500. (This is the value settled for the tax years 2017, 2018 & 2019) The Board agrees with both parties to roll for 2020 as well.

Drury Nashville, LLC
Debbie Smith w/Criterion Property Resources, Inc.
Parcel ID 093 10 0 397.00
300 Korean Veterans Blvd, Nashville TN 37201

Motion to No Change the Total Value of \$78,790,500, by Jacqueline Kelly, second by Charles Hankla, unanimously approved. Land Value of \$5,227,200 and Improvement Value of \$73,563,300.

Richland Place, Inc.
Debbie Smith w/Criterion Property Resources, Inc.
Parcel ID 104 14 0 313.00
500 Elmington Ave, Nashville TN 37205

Motion to table this appeal (continue), by Jacqueline Kelly, second by Charles Hankla, unanimously approved, to allow both parties to discuss further. After both parties have been able to discuss this, an announcement will be made to the Board as to the decision made by both parties. If an agreement is not met, the appeal will be put back on the docket for the Board to hear.

Paula K Van Slyke
Debbie Smith w/Criterion Property Resources, Inc.
Parcel ID 117 06 0 084.00
2313 Hampton Ave, Nashville TN 37215

Motion to Change the Total value to \$1,100,000, by Jacqueline Kelly, second by Charles Hankla, unanimously approved. Land Value of \$385,400 and Improvement Value reduced to \$714,600. (This value is determined on the Sales Ratio of 0.8477)

V. Adjournment

Motion to adjourn by Jacqueline Kelly, second by Charles Hankla, unanimously approved.

Meeting adjourned 12:00 PM.

ATTEST:

APPROVED:
