



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday July 15, 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. Bob Notestine, Mr. Derrick Starks and Ms. Brenda Gadd. Also present were Joshua Thomas with Metro Legal and Herman Ruben and Derrick Hammond with the Office of the Property Assessor. Present for the appellants were: Caitlyn Milks, Chris Boyer and Claire Jiraseuijinda with Ryan.

III. Review and Approval of Minutes

Motion by Bob Notestine, second by Brenda Gadd, unanimously approved, to approve the minutes from the July 10, 2020 MBOE meeting.

IV. Appeals:

9:00 AM

LSREF3/AH Chicago, LLC
Caitlyn Milks w/Ryan
Parcel ID 062 00 0 163.00
220 Rudy Circle, Nashville TN 37214

Motion to Change the Total Value to \$18,000,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$1,411,300 and Improvement Value reduced to \$16,588,700. (This value is determined on the Sales Ratio of 0.8477)

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 10 0 181.00
140 Elmhurst Ave, Nashville TN 37207

Motion to No Change the Total Land Value of \$252,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$252,000.

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 10 0 182.00
138 Elmhurst Ave, Nashville TN 37207

Motion to No Change the Total Value of \$433,100, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$420,000 and Improvement Value of \$13,100.

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 10 0 183.00
136 Elmhurst Ave, Nashville TN 37207

Motion to No Change the Total Land Value of \$252,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$252,000.

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 10 0 184.00
0 Elmhurst Ave, Nashville TN 37207

Motion to No Change the Total Land Value of \$252,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$252,000.

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 10 0 185.00
0 Elmhurst Ave, Nashville TN 37207

Motion to No Change the Total Land Value of \$224,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$224,000.

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 11 0 010.00
1400 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$802,700, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$756,000 and Improvement Value of \$46,700.

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 14 0 269.00
0 Elmhurst Ave, Nashville TN 37207

Motion to No Change the Total Land Value of \$196,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$196,000.

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 14 0 270.00
0 Elmhurst Ave, Nashville TN 37207

Motion to No Change the Total Land Value of \$196,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$196,000.

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 14 0 271.00
0 Elmhurst Ave, Nashville TN 37207

Motion to No Change the Total Land Value of \$336,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$336,000.

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 14 0 272.00
0 Elmhurst Ave, Nashville TN 37207

Motion to No Change the Total Land Value of \$252,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$252,000.

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 15 0 001.00
1330 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$2,237,400, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$2,044,000 and Improvement Value of \$193,400.

Bristol Dickerson Pike Partners, LLC
Caitlyn Milks w/Ryan
Parcel ID 071 15 0 002.00
1326 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Land Value of \$1,008,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$1,008,000.

SWHR Germantown Residential, LLC
Caitlyn Milks w/Ryan
Parcel ID 082 09 0 498.00
1515 5th Ave N, Nashville TN 37208

Motion to No Change the Total Value of \$69,012,600, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$9,025,600 and Improvement Value of \$59,987,000. (At the request of the appellant)

Plaza 18, L.P.
Caitlyn Milks w/Ryan
Parcel ID 092 12 0 298.00
1800 Church St, Nashville TN 37203

Motion to No Change the Total Value of \$6,609,600, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$2,550,000 and Improvement Value of \$4,059,600.

Michael D. Shmerling Partners, G.P.
Caitlyn Milks w/Ryan
Parcel ID 092 12 0 407.00
118 19th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$884,100, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$540,000 and Improvement Value of \$344,100.

Terra Hospitality Trust-Ellison, LLC, ET AL
Caitlyn Milks w/Ryan
Parcel ID 092 15 0 074.00
2330 Elliston Pl, Nashville TN 37203

Motion to No Change the Total Value of \$32,544,300, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$13,067,900 and Improvement Value of \$19,476,400. (At the request of the appellant)

Terra Hospitality Trust-Ellison, LLC, ET AL
Caitlyn Milks w/Ryan
Parcel ID 092 16 0 109.00
1919 West End Ave, Nashville TN 37203

Motion to No Change the Total Value of \$30,826,200, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$11,702,300 and Improvement Value of \$19,123,900. (At the request of the appellant)

1200 Broadway, LLC
Chris Boyer w/Ryan
Parcel ID 093 09 0 112.00
1200 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$133,630,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value increased to \$20,170,000 and Improvement Value reduced to \$113,460,000. (This value is determined on the Sales Ratio of 0.8477)

Sixth South Partners, LP
Caitlyn Milks w/Ryan
Parcel ID 093 10 0 228.00
530 6th Ave S, Nashville TN 37203

Motion to No Change the Total Land Value of \$8,624,900, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$8,624,900. (At the request of the appellant)

BRE/LQ Properties, L.L.C.
Claire Jiraseuijinda w/Ryan
Parcel ID 108 01 0 070.00
531 Donelson Pike, Nashville TN 37214

Motion to No Change the Total Value of \$12,300,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$1,725,000 and Improvement Value of \$10,575,000.

BEL Gale Lofts, LLC
Caitlyn Milks w/Ryan
Parcel ID 118 06 0 173.00
811 Gale Ave, Nashville TN 37204

Motion to No Change the Total Value of \$15,300,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$2,063,000 and Improvement Value of \$13,237,000. (At the request of the appellant)

GEP X Waterford, LLC
Caitlyn Milks w/Ryan
Parcel ID 142 00 0 314.00
2100 Waterford Circle, Nashville TN 37221

Motion to No Change the Total Value of \$23,786,200, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$1,440,000 and Improvement Value of \$22,346,200. (At the request of the appellant)

LSREF3/AH Chicago, LLC
Caitlyn Milks w/Ryan
Parcel ID 160 00 0 208.00
202 Summit View Dr, Brentwood TN 37027

Motion to Change the Total Value to \$12,400,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$1,790,300 and Improvement Value reduced to \$10,609,700. (This value is determined on the Sales Ratio of 0.8477)

FCPT Restaurant Properties, LLC
Caitlyn Milks w/Ryan
Parcel ID 163 00 0 364.00
1131 Bell Rd, Antioch TN 37013

Motion to No Change the Total Value of \$1,903,300, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$457,400 and Improvement Value of \$1,445,900. (At the request of the appellant)

V. Adjournment

Motion to adjourn by Bob Notestine, second by Brenda Gadd, unanimously approved.

Meeting adjourned 10:57 AM.

ATTEST:

APPROVED:
