



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Tuesday July 21, 2020

9:00 A.M.

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> 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. Sharon Greaves. 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: Caren Nichol and Richard Hunt with Evans & Petree.

III. Review and Approval of Minutes

Motion by Bob Notestine, second by Sharon Greaves, unanimously approved, to approve the minutes from the July 16, 2020 MBOE meeting.

IV. Appeals:

9:00 AM

Vishal A Banker  
Richard Hunt w/Evans & Petree  
Parcel ID 026 09 0 092.00  
555 Rivergate Pkwy, Goodlettsville TN 37072

At the request of the appellant, this appeal is hereby withdrawn.

The May Department Stores Company  
Richard Hunt w/Evans & Petree  
Parcel ID 026 14 0 024.00  
0 Rivergate Pkwy, Goodlettsville TN 37072

Motion to Change the Total Value to \$3,992,500, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$3,251,300 and Improvement Value reduced to \$741,200. (The Sales Ratio of 0.8477 was applied)

The May Department Stores Company  
Richard Hunt w/Evans & Petree  
Parcel ID 026 14 0 031.00  
0 Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total Value of \$1,007,500, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$867,700 and Improvement Value of \$139,800.

John W. Ellis, Jr., Julie E.S. Hill & Henry B. Ellis  
Richard Hunt w/Evans & Petree  
Parcel ID 042 12 0 073.00  
331 Gallatin Pike N, Madison TN 37115

Motion to No Change the Total Value of \$11,702,000, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$3,750,500 and Improvement Value of \$7,951,500.

Mukeshkumar K. Patel & Sangitaben Patel  
Richard Hunt w/Evans & Petree  
Parcel ID 061 15 0 319.00  
3710 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total Value of \$1,244,800, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$335,400 and Improvement Value of \$909,400.

Imagine Rental, LLC  
Richard Hunt w/Evans & Petree  
Parcel ID 065 13 0 003.00  
4811 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$932,500, by Sharon Greaves, second by Bob Notestine, unanimously approved. Land Value of \$359,400 and Improvement Value reduced to \$573,100. (The Sales Ratio of 0.8477 was applied)

501 Great Circle Propco, LLC  
Richard Hunt w/Evans & Petree  
Parcel ID 070 11 0 007.00  
540 Mainstream Dr, Nashville TN 37228

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

Alco Dellway Partners, L.P.  
Richard Hunt w/Evans & Petree  
Parcel ID 071 03 0 060.00  
2533 Dickerson Pike, Nashville TN 37207

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

Vista Germantown Apartments, L.P.  
Richard Hunt w/Evans & Petree  
Parcel ID 082 13 0 199.00  
515 Madison St, Nashville TN 37208

Motion to No Change the Total Value of \$51,290,000, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$4,756,800 and Improvement Value of \$46,533,200.

Magnolia Woodland, LLC  
Richard Hunt w/Evans & Petree  
Parcel ID 083 09 0 212.00  
1000 Woodland St, Nashville TN 37206

Motion to No Change the Total Value of \$1,072,100, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$853,800 and Improvement Value of \$218,300.

Tommy Keenum  
Richard Hunt w/Evans & Petree  
Parcel ID 083 09 0 223.00  
114 S 11th St, Nashville TN 37206

Motion to No Change the Total Value of \$466,200, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$292,300 and Improvement Value of \$173,900.

Thomas D. Keenum, Jr.  
Richard Hunt w/Evans & Petree  
Parcel ID 083 09 0 224.00  
116 S 11th St, Nashville TN 37206

Motion to No Change the Total Value of \$490,000, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$295,800 and Improvement Value of \$194,200.

Thomas D. Keenum, Jr.  
Richard Hunt w/Evans & Petree  
Parcel ID 083 09 0 236.00  
1101 Holly St, Nashville TN 37206

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

PSI Atlantic Nashville TN, LLC  
Richard Hunt w/Evans & Petree  
Parcel ID 091 09 0 045.00  
5916 Robertson Ave, Nashville TN 37209

Motion to No Change the Total Value of \$3,922,000, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$663,000 and Improvement Value of \$3,259,000.

SAI RAM 009, LLC  
Richard Hunt w/Evans & Petree  
Parcel ID 092 16 0 439.00  
50 Music Square W, Nashville TN 37203

Motion to No Change the Total Value of \$4,286,900, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$2,265,100 and Improvement Value of \$2,021,800.

132 North, LLC  
Richard Hunt w/Evans & Petree  
Parcel ID 093 06 2 078.00  
132 2<sup>nd</sup> Ave N, Nashville TN 37201

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

Broadway Property, LLC  
Richard Hunt w/Evans & Petree  
Parcel ID 093 06 3 111.00  
411 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$25,853,300, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$4,320,000 and Improvement Value of \$21,533,300.

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

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

119 South, LLC  
Richard Hunt w/Evans & Petree  
Parcel ID 093 06 4 031.00  
121 3rd Ave S, Nashville TN 37201

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

8th & Demonbreun Hotel LP  
Richard Hunt w/Evans & Petree  
Parcel ID 093 10 0 487.00  
201 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$194,595,712, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$29,620,800 and Improvement Value of \$164,974,912.

8<sup>th</sup> & Demonbreun Hotel LP  
Richard Hunt w/Evans & Petree  
Parcel ID 093 10 0 488.00  
805 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Land Value of \$9,365,300, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$9,365,300.

Sudekum, L.P.  
Richard Hunt w/Evans & Petree  
Parcel ID 103 15 0 037.00  
4141 Woodlawn Dr, Nashville TN 37205

Motion to No Change the Total Value of \$19,915,000, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$2,408,000 and Improvement Value of \$17,507,000.

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

Motion to No Change the Total Value of \$17,658,100, by Bob Notestine, second by Sharon Greaves, 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  
Parcel ID 104 02 0 232.00  
301 29th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$24,726,900, by Bob Notestine, second by Sharon Greaves, unanimously approved. Land Value of \$3,892,000 and Improvement Value reduced to \$20,834,900. (The Sales Ratio of 0.8477 was applied)

D3 Poston, LLC  
Richard Hunt w/Evans & Petree  
Parcel ID 104 02 0 252.00  
3014 Poston Ave, Nashville TN 37203

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

29<sup>th</sup> Avenue Investors & HDJ Capital Partners, LTD  
Richard Hunt w/Evans & Petree  
Parcel ID 104 03 0 023.00  
116 29th Ave S, Nashville TN 37212

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

V. Adjournment

Motion to adjourn by Bob Notestine, second by Sharon Greaves, unanimously approved.

Meeting adjourned 11:39AM.

**ATTEST:**

**APPROVED:**

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