



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

**Tuesday November 30, 2021**

**8:30 AM & 1:00 PM**

**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, Ms. Deb Dawson, Mr. Charley Hankla, and Ms. Melba Jackson. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of Minutes from the MBOE Meetings for November 16, 2021, November 17, 2021 and November 19, 2021, Motion by Deb Dawson, second by Charley Hankla, unanimously approved.

IV. New Business

V. Appeals:

8:30 AM

PARSHWANATH, LLC

Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing

Parcel ID 026 01 0 134.00

120 S. Cartwright Ct, Goodlettsville TN 37072

Motion to No Change the Total Value of \$10,646,800, by Bob Notestine, second by Lori Caste, unanimously approved. Land Value of \$1,078,900 and Improvement Value of \$9,567,900.

LSREF3/AH Chicago, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 062 00 0 163.00  
220 Rudy Cir, Nashville TN 37214

Motion to No Change the Total Value of \$15,677,700, by Deb Dawson, second by Melba Jackson, unanimously approved. Land Value of \$1,693,600 and Improvement Value of \$13,984,100.

Opryland Hospitality II, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 062 00 0 168.00  
211 Music City Cir, Nashville TN 37214

Motion to No Change the Total Value of \$13,629,400, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$1,787,700 and Improvement Value of \$11,841,700.

Opryland Hospitality I, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 062 00 0 171.00  
125 Music City Cir, Nashville TN 37214

Motion to No Change the Total Value of \$13,469,800, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$1,364,300 and Improvement Value of \$12,105,500.

Summit Hospitality 060, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 070 16 0 028.00  
250 Athens Way, Nashville TN 37228

Motion to No Change the Total Value of \$9,100,300, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$982,700 and Improvement Value of \$8,117,600.

Terra Hospitality Trust-Elliston, LLC ET AL  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 092 15 0 074.00  
2330 Elliston Pl, Nashville TN 37203

Motion to No Change the Total Value of \$26,185,000, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$20,908,600 and Improvement Value of \$5,276,400.

2400 TNWESTEND Avenue, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 092 15 0 137.00  
2400 West End Ave, Nashville TN 37203

Motion to No Change the Total Value of \$38,426,900, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$14,920,000 and Improvement Value of \$23,506,900.

HH Nashville JV Holdings, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 092 16 0 004.00  
2100 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$45,160,200, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$4,218,800 and Improvement Value of \$40,941,400.

MHF West End V, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 092 16 0 090.00  
1909 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$18,585,500, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$4,540,100 and Improvement Value of \$14,045,400.

Terra Hospitality Trust-Vanderbilt, LLC ET AL  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 092 16 0 109.00  
1919 West End Ave, Nashville TN 37203

Motion to No Change the Total Value of \$24,899,800, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$19,503,800 and Improvement Value of \$5,396,000.

ERGS HI Nashville REO, L.L.C.  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 092 16 0 174.00  
1719 West End Ave, Nashville TN 37203

Motion to No Change the Total Value of \$21,135,400, by Deb Dawson, second by Melba Jackson, unanimously approved. Land Value of \$8,929,800 and Improvement Value of \$12,205,600.

CH Bedford Hotel Partners, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 117 10 0 111.00  
3800 Bedford Ave, Nashville TN 37215

Motion to No Change the Total Value of \$22,162,900, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$4,181,800 and Improvement Value of \$17,981,100.

DW CL IV LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 120 01 0 154.00  
1210 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$2,313,000, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$755,300 and Improvement Value of \$1,557,700.

BRE/LQ Properties L.L.C.  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 132 15 0 057.00  
4311 Sidco Dr, Nashville TN 37204

Motion to No Change the Total Value of \$5,110,200, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$2,280,800 and Improvement Value of \$2,829,400.

LSREF3/AH Chicago, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 160 00 0 208.00  
202 Summit View Dr, Brentwood TN 37027

Motion to No Change the Total Value of \$10,661,500, by Deb Dawson, second by Melba Jackson, unanimously approved. Land Value of \$2,387,100 and Improvement Value of \$8,274,400.

VI. Adjournment of the Morning Meeting

Motion to adjourn by Charley Hankla, second by Deb Dawson, unanimously approved.

Meeting adjourned 10:05 AM.

VII. Roll Call for Afternoon Session:

Members present included: Ms. Sharilyn Pettus, Ms. Jacqueline Kelly, Ms. Sharon Emerson, and Mr. Roger Farmer. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

Due to the Chair or Vice Chair not present for this meeting, the MBOE elected Jacqueline Kelly as Temporary Chair for this session, Motion by Sharon Emerson, second by Sharilyn Pettus, unanimously approved.

VIII. Appeals:

1:00 PM

Button Up Music Row Hotel Owner, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 092 12 0 528.00  
1811 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$8,406,800, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$4,185,000 and Improvement Value of \$4,221,800.

Button Up Music Row Hotel Owner, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 092 16 0 434.00  
1808 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$50,593,200, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$6,200,000 and Improvement Value reduced to \$44,393,200.

TN Printers Hotel Owner, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 093 02 3 151.00  
315 Union St, Nashville TN 37201

Motion to Change the Total Value to \$36,000,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$2,837,800 and Improvement Value reduced to \$33,162,200.

TN Printers Hotel Owner, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 093 02 3 153.00  
231 3<sup>rd</sup> Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$5,075,500, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$2,345,000 and Improvement Value of \$2,730,500.

RB Nashville, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 093 06 1 060.00  
200 4<sup>th</sup> Ave N, Nashville TN 37219

Motion to Change the Total Value to \$56,900,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$4,305,000 and Improvement Value reduced to \$52,595,000.

Urban Nashville Robertson Building, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 093 06 3 025.00  
118 7<sup>th</sup> Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$36,876,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$6,232,800 and Improvement Value of \$30,643,200.

Urban Nashville Robertson Building, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 093 06 3 026.00  
114 7<sup>th</sup> Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$1,655,700, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,646,400 and Improvement Value of \$9,300.

Urban Nashville Robertson Building, LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 093 06 3 027.00  
112 7<sup>th</sup> Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$1,735,300, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,725,500 and Improvement Value of \$9,800.

BRE/LQ Properties, L.L.C.  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 095 10 0 126.00  
2345 Atrium Way, Nashville TN 37214

Motion to No Change the Total Value of \$9,102,500, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,115,100 and Improvement Value of \$7,987,400.

HEI Nashville, LTD  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 107 00 0 120.00  
777 McGavock Pike, Nashville TN 37214

Motion to No Change the Total Value of \$52,250,400, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$5,137,900 and Improvement Value of \$47,112,500.

McGavock Associates, LTD  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 107 00 0 135.00  
0 McGavock Pike, Nashville TN 37214

Motion to No Change the Total Value of \$235,300, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$165,500 and Improvement Value of \$69,800.

Hotelology LLC  
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing  
Parcel ID 108 01 0 070.00  
531 Donelson Pike, Nashville TN 37214

Motion to No Change the Total Value of \$11,886,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$2,012,500 and Improvement Value of \$9,873,500.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Sharon Emerson, second by Sharilyn Pettus, unanimously approved.

Meeting adjourned 2:18 PM.

**ATTEST:**

**APPROVED:**

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