



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday December 2, 2021

8:30 AM & 1:00 PM

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: Dr. Truitt Ellis, Ms. Deb Dawson, and Mr. Charley Hankla. 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 Deb Dawson as Temporary Chair for this session, Motion by Charley Hankla, second by Truitt Ellis, unanimously approved.

III. Review and Approval of Minutes: Approval of Minutes from the MBOE Meetings for November 29, 2021, Motion by Charley Hankla, second by Truitt Ellis, unanimously approved.

IV. Old Business: An Appeal that was originally heard on November 16, 2021 was continued to allow the Office of the Property Assessor to go out and review the Parcel. Upon agreement of both parties, this parcel was read into the record.

Frank C. May
Derrick Hammond with The Aegis Group, LLC, appearing
Parcel ID 093 06 2 053.00
123 2nd Ave N, Nashville TN 37201

Motion to Change the Total Value to \$1,090,800, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$612,000 and Improvement Value reduced to \$478,800.

V. Appeals:

8:30 AM

East Nashville Flats, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 03 0 081.00
400 Fatherland St, Nashville TN 37206

Motion to No Change the Total Value of \$7,273,900, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$1,680,000 and Improvement Value of \$5,593,900.

1200 Broadway, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 09 0F 001.00
1202 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$15,266,200, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$3,058,000 and Improvement Value of \$12,208,200.

1200 Broadway, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 09 0F 002.00
1198 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$2,146,900, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$170,000 and Improvement Value of \$1,976,900.

1200 Broadway, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 09 0F 003.00
1200 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$13,929,500, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$1,359,000 and Improvement Value of \$12,570,500.

1200 Broadway, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 09 0F 004.00
1200 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$155,378,200, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$8,664,000 and Improvement Value of \$146,714,200.

1200 Broadway, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 09 0F 005.00
1200 B Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$13,739,100, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$3,737,500 and Improvement Value of \$10,001,600.

CF RIVERTOP Multifamily DST
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 102 00 0 006.00
5800 River Rd, Nashville TN 37209

Motion to Change the Total Value to \$52,500,000, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$3,412,500 and Improvement Value reduced to \$49,087,500.

Charlotte Pike TN Partners, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 102 13 0 018.00
7113 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$76,423,900, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$5,655,000 and Improvement Value of \$70,768,900.

TBR-L Village 21 Owner, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 104 08 00 001.00
1620 21st Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$30,908,300, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$7,070,000 and Improvement Value of \$23,838,300.

BJ Tramway Post Ridge, LLC Et Al
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 128 00 0 099.00
595 Hicks Rd, Nashville TN 37221

Motion to No Change the Total Value of \$23,381,900, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$1,650,000 and Improvement Value of \$21,731,900.

Sawyer Brown Rd Owner LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 128 00 0 188.00
8075 Sawyer Brown Rd, Nashville TN 37221

Motion to Change the Total Value to \$85,000,000, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$3,707,000 and Improvement Value reduced to \$81,293,000.

CF Bellevue Multifamily DST
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 142 00 0 030.00
865 Bellevue Rd, Nashville TN 37221

Motion to No Change the Total Value of \$54,296,400, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$3,586,000 and Improvement Value of \$50,710,400.

Whetstone Partners I, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 162 00 0 250.00
1430 Bell Rd, Nashville TN 37211

Motion to No Change the Total Value of \$46,484,900, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$2,268,000 and Improvement Value of \$44,216,900.

Whetstone Partners II, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 162 00 0 295.00
900 Brittany Park Dr, Antioch TN 37013

Motion to Continue to a later date to be determined to allow the parties to get together with additional information being provided, by Charley Hankla, second by Truitt Ellis, unanimously approved.

Waterford Crossings, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 163 00 0 415.00
2921 Old Franklin Rd, Antioch TN 37013

Motion to Change the Total Value to \$36,350,000, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$2,496,000 and Improvement Value reduced to \$33,854,000.

SBDT Nashville LLC & 418 Central DE LLC Et Al
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 164 00 0 180.00
3562 Pin Hook Rd, Antioch TN 37013

Motion to No Change the Total Value of \$47,461,700, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$2,048,000 and Improvement Value of \$45,413,700.

Waterford Crossings, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 174 00 0 195.00
2929 Old Franklin Rd, Antioch TN 37013

Motion to Change the Total Value to \$43,750,000, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$2,400,000 and Improvement Value reduced to \$41,350,000.

VI. Adjournment of the Morning Meeting

Motion to adjourn by Truitt Ellis, second by Charley Hankla, unanimously approved.

Meeting adjourned 10:20 AM.

VII. Roll Call for Afternoon Session:

Members present included: Ms. Sharilyn Pettus, Ms. Jacqueline Kelly, and Ms. Sharon Emerson. 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

Williams Portfolio 21 LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 071 13 0 002.00
281 Cumberland Bend, Nashville TN 37228

Motion to No Change the Total Value of \$62,966,900, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$6,275,000 and Improvement Value of \$56,691,900.

SWHR Germantown Residential, LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 082 09 0 498.00
1515 5th Ave N, Nashville TN 37208

Motion to Change the Total Value to \$74,000,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$16,923,100 and Improvement Value reduced to \$57,076,900.

Vista Germantown Apartments, LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 082 13 0 199.00
515 Madison St, Nashville TN 37208

Motion to Continue to a later date to be determined to allow the parties to get together with additional information being provided, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved.

SHAY/LB-WC-LC, LLC ET AL
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 092 14 0B 011.00
9 City Pl, Nashville TN 37209

Motion to No Change the Total Value of \$78,043,700, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$9,976,500 and Improvement Value of \$68,067,200.

Lagasse Family Partners, LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 092 16 0 436.00
200 21st Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$165,159,612, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$23,571,400 and Improvement Value of \$141,588,212.

Stahlman Nashville LP
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 02 3 155.00
211 Union St 1-9, Nashville TN 37201

Motion to Change the Total Value to \$34,726,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$5,365,500 and Improvement Value reduced to \$29,360,500.

Lofts 160 Nashville LP
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 06 2 069.00
160 2nd Ave N 101-103, Nashville TN 37201

Motion to No Change the Total Value of \$7,275,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$7,208,000 and Improvement Value of \$67,000.

Demonbreun Realty Holding Company LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 06 4 107.00
205 Demonbreun St, Nashville TN 37201

Motion to Change the Total Value to \$118,100,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$10,955,000 and Improvement Value reduced to \$107,145,000.

Infinity Music Row, LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 13 0 584.00 001
0 Division St, Nashville TN 37203

Motion to Change the Total Value to \$60,400,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$0 and Improvement Value reduced to \$60,400,000.

Belcourt Property Co., LLC & DJEM Belcourt, LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 104 08 0 173.00
1810 Belcourt Ave, Nashville TN 37212

Motion to Change the Total Value to \$10,260,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,260,000 and Improvement Value reduced to \$9,000,000.

TBR-L Belcourt APT Owner, LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 104 08 0 266.00
1710 Belcourt Ave, Nashville TN 37212

Motion to Change the Total Value to \$19,800,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$2,660,000 and Improvement Value reduced to \$17,140,000.

SNH/LTA Properties Trust
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 104 12 0 348.00
1710 Magnolia Blvd, Nashville TN 37212

Motion to No Change the Total Value of \$10,464,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$2,030,000 and Improvement Value of \$8,434,000.

Tribridge Co-Invest 47, LLC & TG Twelve South TIC, LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 105 13 0 210.00
2310 12th Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$29,850,900, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$3,150,000 and Improvement Value of \$26,700,900.

BEL Gale Lofts, LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 118 06 0 173.00
811 Gale Ln, Nashville TN 37204

Motion to No Change the Total Value of \$17,753,300, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$4,190,500 and Improvement Value of \$13,562,800.

PAC Lenox Retreat, LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 172 00 0 257.00
8036 Bienville Dr, Nashville TN 37211

Motion to No Change the Total Value of \$31,550,000, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$3,258,800 and Improvement Value of \$28,291,200.

PAC Lenox Village, LLC
Caitlyn Milks, Claire Jirasevijinda and Chris Boyer with Ryan, LLC, appearing
Parcel ID 172 12 0 106.00
6900 Lenox Village Dr, Nashville TN 37211

Motion to No Change the Total Value of \$60,402,400, by Sharon Emerson, second by Sharilyn Pettus, unanimously approved. Land Value of \$3,762,000 and Improvement Value of \$56,640,400.

IX. Adjournment of the Afternoon Meeting

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

Meeting adjourned 2:55 PM.

ATTEST:

APPROVED:
