



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday December 16, 2021

8:30 AM

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

****NOTE**** The Appeals scheduled for Thursday December 16, 2021 at 8:30 AM and 1:00 PM in addition to Friday December 17, 2021 at 8:30 AM were all heard this morning, December 16, 2021.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

CHERNER ESC Germantown LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 081 12 0 329.00
1600 Rosa L Parks Blvd, Nashville TN 37208

Motion to No Change the Total Value of \$16,465,400, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$5,262,000 and Improvement Value of \$11,203,400.

Jefferson Street Lofts, L.P.
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 082 13 0 300.00
1100 4th Ave N, Nashville TN 37208

Motion to No Change the Total Value of \$13,135,000, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$6,586,200 and Improvement Value of \$6,548,800.

PBONE Artisan, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 092 16 0 323.00
819 18th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$38,238,200, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$5,355,000 and Improvement Value reduced to \$32,883,200.

North Gulch Apartments, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 093 01 0 089.00
600 11th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$69,059,000, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$9,485,000 and Improvement Value of \$59,574,000.

Midtown Place, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 104 04 0 095.01
1016 18th Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$12,929,500, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$1,540,000 and Improvement Value of \$11,389,500.

Green Hills Mixed Use, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 117 14 0 176.00
4000 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$180,341,700, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$17,352,100 and Improvement Value of \$162,989,600.

Mandolin House Properties, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 133 15 0 134.00
420 Welshwood Dr, Nashville TN 37211

Motion to Continue this Appeal to allow the Appellant time to gather more information relative to the Federal subsidized payments the Property Owner receives, by Charley Hankla, second by Melba Jackson, unanimously approved.

Mandolin Terrace Properties, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 133 15 0 136.00
441 Welshwood Dr, Nashville TN 37211

Motion to Continue this Appeal to allow the Appellant time to gather more information relative to the Federal subsidized payments the Property Owner receives, by Charley Hankla, second by Roger Farmer, unanimously approved.

EGIS Partners
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 160 00 0 291.00
300 Seven Springs Way, Brentwood TN 37027

Motion to No Change the Total Value of \$55,375,900, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$8,279,900 and Improvement Value of \$47,096,000.

ALLEGRO On Bell LP
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 162 00 0 065.00
1500 Brentridge Dr, Antioch TN 37013

Motion to No Change the Total Value of \$28,766,500, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$1,935,000 and Improvement Value of \$26,831,500.

ALLEGRO On Bell LP
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 162 00 0 180.00
2100 Brentridge Dr, Antioch TN 37013

Motion to No Change the Total Value of \$11,966,700, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$1,008,000 and Improvement Value of \$10,958,700.

FRBH Beechwood, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 163 00 0 185.00
1211 Bell Rd, Antioch TN 37013

Motion to No Change the Total Value of \$33,240,400, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$2,700,000 and Improvement Value of \$30,540,400.

ChimneyTop, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 163 00 0 209.00
100 Chimney Top Dr, Antioch TN 37013

Motion to No Change the Total Value of \$41,669,600, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$3,258,000 and Improvement Value of \$38,411,600.

4 Fifty Five, LP
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 163 00 0 305.00
455 Arbor Ridge Dr, Antioch TN 37013

Motion to No Change the Total Value of \$41,233,300, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$3,024,000 and Improvement Value of \$38,209,300.

NXRT Cedar Pointe, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 163 00 0 321.00
1157 Bell Rd, Antioch TN 37013

Motion to No Change the Total Value of \$29,471,500, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$1,890,000 and Improvement Value of \$27,581,500.

Hollywood Kingsley II, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 072 10 0 344.00
1120 Litton Ave, Nashville TN 37216

Motion to No Change the Total Value of \$14,266,100, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$2,080,000 and Improvement Value of \$12,186,100.

VR West 46th Holdings
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 091 16 0 007.00
4510 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total Value of \$36,636,700, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$5,985,000 and Improvement Value of \$30,651,700.

Ashler Oaks, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 094 00 0 087.00
1617 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total Value of \$14,769,400, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$2,160,000 and Improvement Value of \$12,609,400.

Nashville Portfolio Priest Lake, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 109 00 0 008.00
3555 Bell Rd, Nashville TN 37214

Motion to No Change the Total Value of \$7,819,500, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$780,000 and Improvement Value of \$7,039,500.

Nashville Portfolio Priest Lake, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 109 00 0 012.00
100 Lincoya Bay Dr, Nashville TN 37214

Motion to No Change the Total Value of \$32,565,300, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$3,840,000 and Improvement Value of \$28,725,300.

WRPV XIII Doubletree Nashville, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 135 00 0 298.00
1600 Doubletree Ln, Nashville TN 37217

Motion to No Change the Total Value of \$9,576,300, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$512,000 and Improvement Value of \$9,064,300.

WRPV XIII Vista Glen Nashville, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 135 00 0 331.00
100 Village Green Dr, Nashville TN 37217

Motion to No Change the Total Value of \$40,031,200, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$2,624,000 and Improvement Value of \$37,407,200.

WRPV XIII Doubletree Nashville, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 135 00 0 332.00
1400 Doubletree Ln, Nashville TN 37217

Motion to No Change the Total Value of \$20,519,400, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$1,088,000 and Improvement Value of \$19,431,400.

WRPV XIII NV Nashville, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 135 00 0 335.00
700 Nashboro Blvd, Nashville TN 37217

Motion to No Change the Total Value of \$5,139,600, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$400,000 and Improvement Value of \$4,739,600.

WRPV XIII NV Nashville, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 135 00 0 336.00
600 B Longhunter Ln, Nashville TN 37217

Motion to No Change the Total Value of \$59,677,900, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$3,328,000 and Improvement Value of \$56,349,900.

Lakes of Bellevue Holdings, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 143 00 0 003.00
2009 Erin Ln, Nashville TN 37221

Motion to No Change the Total Value of \$91,908,000, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$6,204,000 and Improvement Value of \$85,704,000.

Nashville Portfolio Stone Ridge, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 149 00 0 277.00
500 Piccadilly Row, Antioch TN 37013

Motion to No Change the Total Value of \$16,789,300, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$1,088,000 and Improvement Value of \$15,701,300.

Nashville Portfolio Stone Ridge, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 149 00 0 278.00
505 Piccadilly Row, Antioch TN 37013

Motion to No Change the Total Value of \$24,735,000, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$1,632,000 and Improvement Value of \$23,103,000.

Nashville Portfolio Hickory High, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 149 00 0 300.00
100 Hickory Highlands Dr, Antioch TN 37013

Motion to No Change the Total Value of \$52,118,000, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$3,304,000 and Improvement Value of \$48,814,000.

RI CK2, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 092 12 0 030.00
1717 Charlotte Ave, Nashville TN 37203

Motion to No Change the Total Value of \$4,497,000, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$3,484,800 and Improvement Value of \$1,012,200.

GS 19th and Broadway Apartments, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 092 16 0K 002.00
110 19th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$21,499,400, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$9,632,300 and Improvement Value of \$11,867,100.

WRPV XIII NV Nashville, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 135 00 0 305.00
730 Nashboro Blvd, Nashville TN 37217

Motion to No Change the Total Value of \$794,100, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$60,000 and Improvement Value of \$734,100.

Cowan Street Properties
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 082 10 0 062.00
500 Cowan St, Nashville TN 37207

Motion to Change the Total Value to \$44,202,900, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$35,136,600 and Improvement Value reduced to \$9,066,300.

V.

Adjournment of the Meeting

Motion to adjourn by Charley Hankla, second by Roger Farmer, unanimously approved.

Meeting adjourned 9:55 AM.

ATTEST:

APPROVED:
