



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday December 8, 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: Ms. Lori Caste, Mr. Derrick Starks, and Ms. Melba Jackson. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of Minutes from the MBOE Meeting of December 6, 2021, Motion by Lori Caste, second by Melba Jackson, unanimously approved.

IV. Appeals:

8:30 AM

TITANVILLE LL, LP
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 070 16 0 014.00
44 Vantage Way, Nashville TN 37228

Motion to No Change the Total Land Value of \$4,092,900, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$4,092,900.

TITANVILLE TT, LP
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 070 16 0 014.00 001
0 Vantage Way, Nashville TN 37228

Motion to No Change the Total Improved Value of \$22,398,100, by Melba Jackson, second by Lori Caste, unanimously approved. Improved Value of \$22,398,100.

Sheds Nashville, LP
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 092 11 0 090.00
2200 Charlotte Ave, Nashville TN 37203

Motion to No Change the Total Value of \$19,665,100, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$10,166,900 and Improved Value of \$9,498,200.

Sheds Nashville, LP
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 092 11 0 092.00
2300 Charlotte Ave, Nashville TN 37203

Motion to Change the Total Value to \$7,673,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$3,594,000 and Improved Value reduced to \$4,079,000.

Signature Center, G.P.
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 092 12 0 288.00
1900 Church St, Nashville TN 37203

Motion to No Change the Total Value of \$10,004,400, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$2,550,000 and Improved Value of \$7,454,400.

HCA Realty, Inc.
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Nick Ruiz and Michelle Coleburn with HCA appearing
Parcel ID 092 14 0 041.00
2555 Park Plaza, Nashville TN 37203

Motion to No Change the Total Value of \$66,990,700, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$20,353,400 and Improved Value of \$46,637,300.

GHC-Galen Health Care, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Nick Ruiz and Michelle Coleburn with HCA appearing
Parcel ID 092 14 0 089.00
1 Park Plaza, Nashville TN 37203

Motion to No Change the Total Value of \$105,587,800, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$28,186,000 and Improved Value of \$77,401,800.

GHC-Galen Health Care, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Nick Ruiz and Michelle Coleburn with HCA appearing
Parcel ID 092 14 0 090.00
2545 Park Plaza, Nashville TN 37203

Motion to No Change the Total Value of \$31,995,800, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$14,178,800 and Improved Value of \$17,817,000.

HCA Realty, Inc. ET AL
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Nick Ruiz and Michelle Coleburn with HCA appearing
Parcel ID 092 14 0 096.00
0 28th Ave N, Nashville TN 37209

Motion to No Change the Total Value of \$49,462,600, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$38,446,100 and Improved Value of \$11,016,500.

Nashville West End Owner, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 092 16 0 157.00
1801 West End Ave, Nashville TN 37203

Motion to No Change the Total Value of \$60,856,600, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$5,777,800 and Improved Value of \$55,078,800.

Nashville West End Owner, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 092 16 0 173.00
1800 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$15,586,500, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$8,489,800 and Improved Value of \$7,096,700.

2100 West End LP
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 092 16 0L 002.00
2100 West End Ave #700, Nashville TN 37203

Motion to Change the Total Value to \$34,000,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$11,895,300 and Improved Value reduced to \$22,104,700.

Quidditch Investments, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 02 0 009.01
300 James Robertson Pkwy, Nashville TN 37201

Motion to Change the Total Value to \$5,280,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$2,571,800 and Improved Value reduced to \$2,708,200.

Historic Polk Properties, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 05 2 008.00
211 7th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$16,348,600, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$5,512,500 and Improved Value of \$10,836,100.

Historic Polk Properties, LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 05 2 010.00
209 7th Ave N, Nashville TN 37219

Motion to No Change the Total Land Value of \$2,625,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$2,625,000.

Fourth & Church Nashville LP
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 06 1 056.00
201 4th Ave N, Nashville TN 37219

Motion to Change the Total Value to \$50,000,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$11,080,700 and Improved Value reduced to \$38,919,300.

1222 Demonbreun, LP
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 093 09 0E 001.00
1222 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$116,812,800, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$10,715,700 and Improved Value of \$106,097,100.

NASHLAND LL, LP
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 095 00 0 108.00
555 Marriott Dr, Nashville TN 37214

Motion to No Change the Total Land Value of \$2,888,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$2,888,000.

NASHLAND TT, LP
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 095 00 0 108.00 001
0 Marriott Dr, Nashville TN 37214

Motion to Change the Total Improved Value to \$29,095,600, by Lori Caste, second by Melba Jackson, unanimously approved. Improved Value reduced to \$29,095,600.

Vanderbilt University
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 104 03 0 258.00
2525 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$113,000,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$53,687,500 and Improved Value reduced to \$59,312,500.

NASHLAND LL, LP
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 107 00 0 112.00
565 Marriott Dr, Nashville TN 37214

Motion to No Change the Total Land Value of \$4,029,300, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$4,029,300.

NASHLAND TT, LP
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 107 00 0 112.00 001
0 Marriott Dr, Nashville TN 37214

Motion to Change the Total Improved Value to \$31,087,100, by Lori Caste, second by Melba Jackson, unanimously approved. Improved Value reduced to \$31,087,100.

Rosemont Lakeview Operating LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 107 00 0 130.00
25 Century Blvd, Nashville TN 37214

**This parcel was heard at 1PM by the afternoon MBOE

Motion to Change the Total Value to \$21,500,000, by Sharilyn Pettus, second by Glenda Chambers, unanimously approved. Land Value of \$2,983,900 and Improved Value reduced to \$18,516,100.

Rosemont Lakeview Operating LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 107 00 0 131.00
15 Century Blvd, Nashville TN 37214

**This parcel was heard at 1PM by the afternoon MBOE

Motion to Change the Total Value to \$21,100,000, by Roger Farmer, second by Sharilyn Pettus, unanimously approved. Land Value of \$2,639,700 and Improved Value reduced to \$18,460,300.

Rosemont Lakeview Operating LLC
Caitlyn Milks and Chris Boyer with Ryan, LLC, appearing
Parcel ID 107 00 0 158.00
22 Century Blvd, Nashville TN 37214

**This parcel was heard at 1PM by the afternoon MBOE

Motion to No Change the Total Value of \$27,684,500, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$3,071,000 and Improved Value of \$24,613,500.

V. Adjournment of the Morning Meeting

Motion to adjourn by Lori Caste, second by Melba Jackson, unanimously approved.

Meeting adjourned 11:55 AM.

VI. Roll Call for Afternoon Session:

Members present included: Ms. Sharilyn Pettus, Mr. Bob Notestine, Mr. Roger Farmer, and Ms. Glenda Chambers. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

VII. Appeals:

1:00 PM

Maxey Family, L.P. & 2021 Jacquelyn J. Smith IRR TR
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 062 00 0 009.01
2614 Music Valley Dr, Nashville TN 37214

Motion to No Change the Total Value of \$1,885,300, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,035,000 and Improvement Value of \$850,300.

Maxey Family, L.P. & 2021 Jacquelyn J. Smith IRR TR
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 062 00 0 011.01
2600 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$1,030,000, by Roger Farmer, second by Sharilyn Pettus, unanimously approved. Land Value of \$517,000 and Improvement Value reduced to \$513,000.

Maxey Family, L.P. & 2021 Jacquelyn J. Smith IRR TR
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 062 00 0 155.00
2608 Music Valley Dr, Nashville TN 37214

Motion to No Change the Total Value of \$394,200, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$303,000 and Improvement Value of \$91,200.

Drake Pacer Mainstream Acquisition, LLC
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 070 10 0 014.00
621 Mainstream Dr, Nashville TN 37228

Motion to Change the Total Value to \$9,500,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$2,122,800 and Improvement Value reduced to \$7,377,200.

Michael D. Shmerling & Co., LLC
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 092 12 0 521.00
1814 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$1,456,800, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,350,000 and Improvement Value of \$106,800.

HCA Health Services of Tennessee, Inc.
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 092 15 0 091.00
204 23rd Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$2,713,300, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,912,500 and Improvement Value of \$800,800.

NP 18TH & Chet LLC
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 092 16 0 358.00
818 18th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$50,323,100, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$6,730,100 and Improvement Value of \$43,593,000.

SunTrust Service Corporation
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 107 00 0 143.00
41 Rachel Dr, Nashville TN 37214

Motion to No Change the Total Value of \$19,376,100, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$3,766,400 and Improvement Value of \$15,609,700.

RU Elm Hill Pike Nashville TN, LLC
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 108 00 0 034.00
2953 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total Value of \$13,140,500, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,791,200 and Improvement Value of \$11,349,300.

MAC Partners, LLC
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 108 00 0 216.00
801 Royal Pkwy, Nashville TN 37214

Motion to No Change the Total Value of \$14,106,700, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$3,057,900 and Improvement Value of \$11,048,800.

MAC Partners, LLC
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 108 01 0 081.00
828 Royal Pkwy, Nashville TN 37214

Motion to No Change the Total Value of \$8,895,600, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$2,524,700 and Improvement Value of \$6,370,900.

IDB
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 120 00 0 158.00
1 Dell Pkwy, Nashville TN 37217

Motion to Change the Total Value to \$66,121,500, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$4,849,200 and Improvement Value reduced to \$61,272,300.

ZE Sidco TN Realty, LLC
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 132 04 0 012.00
3038 Sidco Dr, Nashville TN 37204

Motion to Change the Total Value to \$14,000,000, by Glenda Chambers, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,224,000 and Improvement Value reduced to \$12,776,000.

IDB
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 134 00 0 312.00
0 Donelson Pike, Nashville TN 37217

Motion to No Change the Total Value of \$1,356,500, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$775,700 and Improvement Value of \$580,800.

Advent Properties
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 160 00 0 183.00
201 Summit View Dr, Brentwood TN 37027

Motion to No Change the Total Value of \$17,295,800, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$4,643,500 and Improvement Value of \$12,652,300.

Southpoint, LLC
Caitlyn Milks, and Chris Boyer with Ryan, LLC, appearing
Parcel ID 160 00 0 211.00
2000 Health Park Dr, Brentwood TN 37027

Motion to No Change the Total Value of \$92,752,300, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$27,505,000 and Improvement Value of \$65,247,300.

VIII. Adjournment of the Afternoon Meeting

Motion to adjourn by Glenda Chambers, second by Sharilyn Pettus, unanimously approved.

Meeting adjourned 3:05 PM.

ATTEST:

APPROVED:
