



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday December 9, 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: Mr. Derrick Starks, Mr. Roger Farmer, Mr. Carnell Scruggs, 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:

IV. Old Business: Three (3) Appeals that were originally heard on November 17, 2021 were continued to allow the Office of the Property Assessor to go out and review the Parcels. Upon agreement of both parties, these parcels were read into the record.

MOSIAC PROPCO, LLC & ET AL
Creighton Titus with The Aegis Group, LLC, appearing
Parcel ID 107 13 0 126.00
1019 Patricia Drive, Nashville TN 37217

Motion to No Change the Total Value of \$11,504,400, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,056,000 and Improvement Value of \$10,448,400.

MOSIAC PROPCO, LLC & ET AL
Creighton Titus with The Aegis Group, LLC, appearing
Parcel ID 107 13 0 155.00
1019 Patricia Drive, Nashville TN 37217

Motion to No Change the Total Value of \$15,444,200, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,507,000 and Improvement Value of \$13,937,200.

AXIS PROPCO, LLC & ET AL
Creighton Titus with The Aegis Group, LLC, appearing
Parcel ID 120 01 0 139.00
307 Glengarry Drive, Nashville TN 37217

Motion to No Change the Total Value of \$14,073,900, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,430,000 and Improvement Value of \$12,643,900.

V. Appeals:

8:30 AM

Third National Bank
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 022 00 0 147.00
7185 Whites Creek Pike, Joelton TN 37080

Motion to No Change the Total Value of \$1,069,400, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$337,200 and Improvement Value of \$732,200.

Capital City Bank
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 025 08 0 000.00 001
0 Dickerson Pike, Goodlettsville TN 37072

Motion to No Change the Total Improved Value of \$677,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Improvement Value of \$677,000.

Fifth Third Bank, N.A.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 026 12 0 018.00
2347 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$3,280,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$2,482,900 and Improvement Value reduced to \$797,100.

Third National Bank
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 042 16 0 077.00
211 Old Hickory Blvd, Madison TN 37115

Motion to No Change the Total Value of \$895,600, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$744,900 and Improvement Value of \$150,700.

ARC SBMDNTN001, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 042 16 0 101.00
202 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$1,345,600, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$496,600 and Improvement Value of \$849,000.

Fifth Third Bank, N.A.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 043 09 0 399.00
306 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$1,831,400, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$659,900 and Improvement Value of \$1,171,500.

U.S. Bank National Association
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 061 07 0 050.00
4601 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total Value of \$1,670,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$701,600 and Improvement Value of \$968,400.

Charles Turner Family Limited Partnership
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 064 16 0 020.00
4606 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$9,638,900, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$3,405,500 and Improvement Value of \$6,233,400.

Charles Turner Family Limited Partnership
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 064 16 0 023.00
4740 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$1,359,300, by Roger Farmer, Melba Jackson, unanimously approved. Land Value of \$467,200 and Improvement Value of \$892,100.

Charles Turner Family Limited Partnership
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 064 16 0 024.00
4744 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$1,680,900, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$392,000 and Improvement Value of \$1,288,900.

Charles Turner Family Limited Partnership
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 064 16 0 025.00
4604 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$1,655,200, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$642,900 and Improvement Value of \$1,012,300.

BVC Oakwood Commons, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 064 16 0 027.00
4670 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$12,593,600, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$3,596,300 and Improvement Value of \$8,997,300.

BVC Oakwood Commons, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 064 16 0 028.00
4642 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$3,042,700, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$982,700 and Improvement Value of \$2,060,000.

Randolph M. Lagasse & Janice M. Lagasse
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 075 00 0 106.00
3865 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$1,421,300, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$640,300 and Improvement Value of \$781,000.

Fifth Third Bank, N.A.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 081 04 0 220.00
2054 Rosa L. Parks Blvd, Nashville TN 37228

Motion to No Change the Total Value of \$2,380,500, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$1,199,600 and Improvement Value of \$1,180,900.

Inland American ST Portfolio VI, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 083 05 0 130.00
600 Gallatin Ave, Nashville TN 37206

Motion to No Change the Total Value of \$1,048,400, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$477,900 and Improvement Value of \$570,500.

ARC SBNVLTN001, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 091 12 0 157.00
4605 Alabama Ave, Nashville TN 37209

Motion to No Change the Total Value of \$927,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$900,000 and Improvement Value of \$27,000.

Fifth Third Bank, N.A.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 091 14 0 145.00
310 Oceola Ave, Nashville TN 37209

Motion to No Change the Total Land Value of \$150,400, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$150,400.

Fifth Third Bank, N.A.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 091 14 0 148.00
5625 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$3,407,700, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$2,205,900 and Improvement Value of \$1,201,800.

ARC SBNVLTN001, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 091 16 0 003.00
4604 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total Value of \$1,617,600, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$1,437,800 and Improvement Value of \$179,800.

Eatherly LIV Trust
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 092 12 0 481.00
1712 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$5,833,700, by Roger Farmer, second by Melba Jackson, unanimously approved. Land Value of \$4,709,300 and Improvement Value reduced to \$1,124,400.

U.S. Bank National Association
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 092 16 0 206.00
1711 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$12,628,900, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$12,545,100 and Improvement Value of \$83,800.

Inland American ST Portfolio, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 095 04 0 041.00
2503 Lebanon Pike, Nashville TN 37214

Motion to Change the Total Value to \$3,200,000, by Carnell Scruggs, second by Melba Jackson, unanimously approved. Land Value of \$1,916,600 and Improvement Value reduced to \$1,283,400.

Elam Company (THE)
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 118 02 0 073.00
2531 8th Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$1,667,700, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$1,217,500 and Improvement Value of \$450,200.

VI. Adjournment of the Morning Meeting

Motion to adjourn by Roger Farmer, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 9:35 AM.

VII. Roll Call for Afternoon Session:

Members present included: Ms. Glenda Chambers, Mr. Bob Notestine, Mr. Charley Hankla, and Dr. Truitt Ellis. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

VIII. Appeals:

1:00 PM

Fifth Third Bank
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 103 15 0 026.00
4329 Harding Pike, Nashville TN 37205

Motion to No Change the Total Value of \$3,057,400, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$2,195,600 and Improvement Value of \$861,800.

Third National Bank
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 103 15 0 059.00
4308 Harding Pike, Nashville TN 37205

Motion to No Change the Total Value of \$2,694,700, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$1,535,000 and Improvement Value of \$1,159,700.

SunTrust Bank, Nashville, N.A.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 104 04 0 140.00
1026 17th Ave S, Nashville TN 37212

Motion to Change the Total Value of \$5,000,000, by Truitt Ellis, second by Glenda Chambers, unanimously approved. Land Value of \$2,352,200 and Improvement Value reduced to \$2,647,800.

1605 21st Avenue Owner, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 104 08 0 086.00
1605 21st Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$3,856,400, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$3,093,800 and Improvement Value of \$762,600.

Fifth Third Bank, N.A.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 104 08 0 419.00
2000 Wedgewood Ave, Nashville TN 37212

Motion to No Change the Total Value of \$3,444,600, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$2,439,500 and Improvement Value of \$1,005,100.

ARC SBNVLTN002, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 106 01 0 141.00
530 Murfreesboro Pike, Nashville TN 37210

Motion to Change the Total Value of \$2,200,000, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$1,520,000 and Improvement Value reduced to \$680,000.

Fifth Third Bank, N.A.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 108 01 0 073.00
525 Donelson Pike, Nashville TN 37214

Motion to No Change the Total Value of \$1,899,000, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$808,000 and Improvement Value of \$1,091,000.

Health Properties Investments, Inc.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 118 12 0 039.01
618 Thompson Lane, Nashville TN 37211

Motion to No Change the Total Value of \$1,499,400, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$651,700 and Improvement Value of \$847,700.

Mehran & Roushi, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 119 09 0 251.00
2915 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value of \$1,720,000, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$975,600 and Improvement Value reduced to \$744,400.

Fifth Third Bank, N.A.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 119 11 0 179.00
47 E Thompson Lane, Nashville TN 37211

Motion to No Change the Total Value of \$2,091,300, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$996,600 and Improvement Value of \$1,094,700.

ARC SBNVLTN003, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 131 02 0 007.00
2104 Hobbs Road, Nashville TN 37215

Motion to Change the Total Value of \$5,430,000, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$4,234,000 and Improvement Value reduced to \$1,196,000.

SouthTrust Bank of Middle TN
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 142 00 0 006.00
7514 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Value of \$1,320,900, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$614,200 and Improvement Value of \$706,700.

SunTrust Bank, Nashville Natl Assn.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 142 00 0 057.00
7121 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Value of \$3,224,400, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$1,873,100 and Improvement Value of \$1,351,300.

Atlantic Financial Group, LTD
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 147 03 0 043.00
4045 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$1,097,800, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$457,400 and Improvement Value of \$640,400.

3NB, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 147 07 0 145.00
4310 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$2,453,200, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$963,200 and Improvement Value of \$1,490,000.

Fifth Third Bank, N.A.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 161 00 0 286.00
495 Old Hickory Blvd, Brentwood TN 37027

Motion to No Change the Total Value of \$2,297,300, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$1,208,800 and Improvement Value of \$1,088,500.

Lung Y. Tseng
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 161 00 0 290.00
5820 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$2,427,900, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$1,228,300 and Improvement Value of \$1,199,600.

U.S. Bank National Association
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 163 00 0 238.00
929 Bell Rd, Antioch TN 37013

Motion to No Change the Total Value of \$1,630,900, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$483,500 and Improvement Value of \$1,147,400.

AFN ABSPROP002, LLC
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 171 00 0 148.00
5030 Thoroughbred Lane, Brentwood TN 37027

Motion to No Change the Total Value of \$2,966,200, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$1,753,300 and Improvement Value of \$1,212,900.

Fifth Third Bank, N.A.
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing
Parcel ID 181 00 0 252.00
6674 Nolensville Pike, Brentwood TN 37027

Motion to No Change the Total Value of \$2,088,000, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$934,400 and Improvement Value of \$1,153,600.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Glenda Chambers, second by Charley Hankla, unanimously approved.

Meeting adjourned 2:35 PM.

ATTEST:

APPROVED:
