



## **MINUTES**

### **METROPOLITAN BOARD OF EQUALIZATION**

**Tuesday December 14, 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. Derrick Starks, Mr. Roger Farmer, and Mr. Charley Hankla. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

High Five Commercial, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 025 08 0 079.00  
500 S. Main St, Goodlettsville TN 37072

Motion to No Change the Total Value of \$1,479,100, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$355,400 and Improvement Value of \$1,123,700.

Lois Madison, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 026 15 0 020.00  
2253 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$4,735,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,576,900 and Improvement Value reduced to \$3,158,100.

Manning Family Partners, L.P.  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 043 09 0 265.00  
314 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$1,803,600, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$686,100 and Improvement Value of \$1,117,500.

Shandmaker Holdings, G.P.  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 075 00 0 100.00  
4124 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$1,630,500, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$567,200 and Improvement Value of \$1,063,300.

MKTN, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 075 00 0 178.00  
5100 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total Value to \$3,665,000, by Roger Farmer, second by Charley Hankla, unanimously approved. Land Value of \$955,000 and Improvement Value reduced to \$2,710,000.

MKTN, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 075 00 0 202.00  
5028 Old Hickory Blvd, Hermitage TN 37076

Motion to No Change the Total Value of \$1,111,800, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$256,100 and Improvement Value of \$855,700.

Nashville West Shopping Center, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 050.00  
6834 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Land Value of \$3,440,200, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$3,440,200.

Nashville West Shopping Center, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 062.00  
6820 Charlotte Pike #100, Nashville TN 37209

Motion to No Change the Total Land Value of \$2,969,700, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$2,969,200.

NWSC-M, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 063.00  
6620 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$3,680,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,711,200 and Improvement Value reduced to \$1,968,800.

Nashville West Shopping Center, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 092.00  
0 Annex Ave, Nashville TN 37209

Motion to No Change the Total Land Value of \$877,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$877,000.

NWSC-A, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 095.00  
6816 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$4,422,300, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,840,000 and Improvement Value of \$2,582,300.

NWSC-B, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 096.00  
6800 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$8,655,500, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$3,282,700 and Improvement Value of \$5,372,800.

NWSC-C, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 097.00  
6704 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$3,376,900, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,507,500 and Improvement Value of \$1,869,400.

NWSC-D, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 098.00  
6702 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$4,118,900, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$2,261,300 and Improvement Value of \$1,857,600.

Nashville West Shopping Center, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 103.00  
6710 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$5,668,500, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$5,516,100 and Improvement Value of \$152,400.

Nashville West Shopping Center, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 104.00  
6676 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Land Value of \$1,346,600, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,346,600.

NWSC-Fire, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 106.00  
6618 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$2,471,600, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$2,143,200 and Improvement Value of \$328,400.

NWSC Overlook COM, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 110.00  
6836 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$2,392,800, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,327,700 and Improvement Value of \$1,065,100.

NWSC Overlook COM, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 00 0 110.00 001  
0 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$2,607,300, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,318,200 and Improvement Value of \$1,289,100.

WILLCAM Properties, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 103 01 0 019.00  
6399 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$2,449,700, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,167,400 and Improvement Value of \$1,282,300.

The Haber Family Inter Vivos Revocable Trust  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 103 08 0 055.00  
4423 Murphy Rd, Nashville TN 37209

Motion to No Change the Total Value of \$316,900, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$235,200 and Improvement Value of \$81,700.

Nashville LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 120 01 0 146.00  
1177 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$1,511,700, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$383,300 and Improvement Value of \$1,128,400.

H.G. Hill Realty Co.  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 133 02 0 395.00  
3210 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$3,079,800, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$622,000 and Improvement Value of \$2,457,800.

H.G. Hill Realty Co.  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 133 02 0 397.00  
330 Antioch Pike, Nashville TN 37211

Motion to No Change the Total Value of \$138,200, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$116,400 and Improvement Value of \$21,800.

Dianne Elizabeth Lutzak Family Revocable Trust  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 142 00 0 369.00  
7035 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Value of \$2,350,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,568,200 and Improvement Value of \$781,800.

Hill Revolver, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 147 16 0 203.00  
4851 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$1,548,200, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$668,200 and Improvement Value of \$880,000.

V. Adjournment of the Morning Meeting

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

Meeting adjourned 9:16 AM.

VI. Roll Call for Afternoon Session:

Members present included: Ms. Glenda Chambers, Ms. Jacqueline Kelly, and Dr. Truitt Ellis. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

Due to both the Chair and Vice Chair not present during this meeting, the MBOE elected Jacqueline Kelly, Temporary Chair, Motion by Glenda Chambers, second by Truitt Ellis, unanimously approved.

VII. Appeals:

1:00 PM

BAI Rivergate LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 034 06 0 002.00  
1699 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$25,133,000, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$7,311,100 and Improvement Value of \$17,821,900.

BAI Rivergate LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 034 06 0 034.00  
1717 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$2,527,200, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$820,700 and Improvement Value of \$1,706,500.

Northgate Commons, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 069 12 0 086.00  
3709 Clarksville Pike, Nashville TN 37218

Motion to No Change the Total Value of \$2,873,000, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$1,214,500 and Improvement Value of \$1,658,500.

ALDI (INDIANA) L.P.  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 075 04 0 172.00  
4751 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$2,832,500, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$1,292,200 and Improvement Value of \$1,540,300.

HCA Realty, Inc.  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 092 10 0 326.00  
2606 Charlotte Ave, Nashville TN 37209

Motion to Change the Total Value to \$3,947,000, by Truitt Ellis, second by Glenda Chambers, unanimously approved. Land Value of \$3,659,000 and Improvement Value reduced to \$288,000.

HCA Realty, Inc.  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 092 10 0 431.00  
0 26<sup>th</sup> Ave N, Nashville TN 37209

Motion to No Change the Total Value of \$497,200, by Truitt Ellis, second by Glenda Chambers, unanimously approved. Land Value of \$470,400 and Improvement Value of \$26,800.

ALDI (INDIANA) L.P.  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 102 04 0 100.00  
405 American Rd, Nashville TN 37209

Motion to No Change the Total Value of \$3,095,600, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$1,115,100 and Improvement Value of \$1,980,500.

GTOM West End LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 104 03 0 016.00  
2416 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$8,100,000, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$5,336,000 and Improvement Value reduced to \$2,764,000.

3760 Nolensville Pike, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 133 00 0 115.00  
3758 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$3,051,000, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$1,250,600 and Improvement Value of \$1,800,400.

Publix Tennessee, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 142 00 0 299.00  
7604 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Value of \$7,194,900, by Truitt Ellis, second by Glenda Chambers, unanimously approved. Land Value of \$3,345,400 and Improvement Value of \$3,849,500.

Charles E. Cooke  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 147 00 0 005.02  
401 Harding Pl, Nashville TN 37211

Motion to No Change the Total Value of \$2,458,500, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$971,900 and Improvement Value of \$1,486,600.

HCA Properties, Inc.  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 147 07 0 239.00  
4218 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$685,000, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$392,900 and Improvement Value of \$292,100.

Y World Investment LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 149 00 0 289.00  
2545 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$2,878,400, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$957,000 and Improvement Value of \$1,921,400.

HH Center LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 163 00 0 302.00  
5319 Mt View Rd, Antioch TN 37013

Motion to Change the Total Value to \$18,000,000, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$5,611,000 and Improvement Value reduced to \$12,389,000.

Merchants Walk TN, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 171 00 0 149.00  
4900 Thoroughbred Ln, Brentwood TN 37027

Motion to No Change the Total Value of \$10,636,600, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$5,153,200 and Improvement Value of \$5,483,400.

Southpoint Marketplace Investment Partners, LLC  
Caitlyn Milks and Jackson Pryor with Ryan, LLC, appearing  
Parcel ID 181 00 0 084.00  
7115 Southpoint Pkwy, Brentwood TN 37027

Motion to No Change the Total Value of \$6,155,300, by Glenda Chambers, second by Truitt Ellis, unanimously approved. Land Value of \$1,807,600 and Improvement Value of \$4,347,700.



VIII. Adjournment of the Afternoon Meeting

Motion to adjourn by Glenda Chambers, second by Truitt Ellis, unanimously approved.

Meeting adjourned 2:32 PM.

**ATTEST:**

**APPROVED:**

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