



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Tuesday January 18, 2022

8:30 AM

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: Ms. Jacqueline Kelly, Mr. Charley Hankla, Mr. Trey Lewis, and Mr. Roger Farmer. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor and Lexie Ward and Josh Thomas with Metro Legal.

**\*\*NOTE\*\*** As neither the Chair nor Vice Chair were not present in today's appeals, the MBOE elected Jacqueline Kelly as the Temporary Chair for this session. Motion by Charley Hankla, second by Trey Lewis, unanimously approved.

III. Review and Approval of Minutes: Motion by Charley Hankla, second by Roger Farmer, unanimously approved, to approve the minutes from the MBOE Meeting of January 11, 2022.

IV. Appeals:

8:30 AM

Mike and Karen B. Rippetoe  
Mike and Karen Rippetoe, appearing  
Parcel ID 050 00 0 044.00  
3522 Dickerson Pike, Nashville TN 37207

This appeal was originally heard on 09/08/2021 and was continued to allow both parties to get information. Both parties agree and there is a Motion to No Change the Total Land Value of \$75,300, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$75,300.

VISTA Germantown Apartments, L.P.  
Caitlyn Milks with Ryan, LLC, appearing  
Parcel ID 082 13 0 199.00  
515 Madison St, Nashville TN 37208

This appeal was originally heard on 12/02/2021 and was continued to allow both parties to get information. Both parties agree and there is a Motion to No Change the Total Value of \$36,285,600, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$16,054,100 and Improvement Value of \$20,231,500.

WG Holdings TN, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree appearing  
Parcel ID 026 01 0 099.00  
112 Long Hollow Pike, Goodlettsville TN 37072

At the request of the appellant, this appeal is hereby withdrawn.

Whites Creek Bank & TR Co.  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 040 00 0 040.00  
0 Whites Creek Pike, Whites Creek TN 37189

Motion to No Change the Total Land Value of \$28,300, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$28,300.

Whites Creek Bank & TR Co.  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 040 00 0 044.00  
4410 Whites Creek Pike, Whites Creek TN 37189

Motion to No Change the Total Value of \$702,600, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$39,200 and Improvement Value of \$663,400.

First Tennessee Bank National Assn.  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 070 16 0 038.00  
2110 Rosa L Parks Blvd, Nashville TN 37228

Motion to Change the Total Value to \$1,763,100, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$909,500 and Improvement Value reduced to \$853,600.

First Tennessee Bank, N.A.  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 072 03 0 175.00  
3518 Gallatin Pike, Nashville TN 37216

Motion to Change the Total Value to \$1,835,100, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$1,089,000 and Improvement Value reduced to \$746,100.

First Tennessee Bank National Assoc.  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 075 04 0 246.00  
4771 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$1,717,800, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$793,400 and Improvement Value of \$924,400.

Jefferson Center Development Company  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 081 15 0 478.00  
1201 Dr D B Todd Jr Blvd, Nashville TN 37208

Motion to Change the Total Value to \$1,215,200, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$446,300 and Improvement Value reduced to \$768,900.

First Tennessee Bank Nat'l Association  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 083 09 0 487.00  
965 Woodland St, Nashville TN 37206

Motion to Change the Total Value to \$3,100,400, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$2,123,600 and Improvement Value reduced to \$976,800.

The FED, LLC  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 093 02 3 157.00  
226 3<sup>rd</sup> Ave N, Nashville TN 37201

Motion to Change the Total Value to \$4,242,600, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$1,893,500 and Improvement Value reduced to \$2,349,100.

Greene County Bank  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 095 04 0 185.00  
2621 Lebanon Pike, Nashville TN 37214

Motion to No Change the Total Value of \$918,900, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$402,500 and Improvement Value of \$516,400.

Bonnie A Warner, Revocable Trust  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 104 04 0 167.00  
1015 16<sup>th</sup> Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$1,145,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,125,000 and Improvement Value of \$20,000.

Bonnie A Warner, Revocable Trust  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 104 04 0 168.00  
1013 16<sup>th</sup> Ave S, Nashville TN 37212

Motion to Change the Total Value to \$1,555,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,125,000 and Improvement Value reduced to \$430,000.

First Farmers & Merchants Bank  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 104 16 0 107.00  
2306 21<sup>st</sup> Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$3,590,900, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$2,613,600 and Improvement Value of \$977,300.

Avenue Cleghorn, LLC  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 117 14 0 040.00  
3823 Cleghorn Ave, Nashville TN 37215

Motion to Change the Total Value to \$5,620,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$3,348,000 and Improvement Value reduced to \$2,272,000.

Abbott Martin Real Estate Partners  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 117 14 0 175.00  
2115 Abbott Martin Rd, Nashville TN 37215

Motion to Change the Total Value to \$5,440,500, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value reduced to \$5,264,000 and Improvement Value reduced to \$176,500.

First Tennessee Bank Nat'l Assn.  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 118 12 0 049.00  
635 Thompson Ln, Nashville TN 37204

Motion to Change the Total Value to \$1,290,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,236,200 and Improvement Value reduced to \$53,800.

Kamel Abdel Ikbariah Gift Trust  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 120 01 0 166.00  
1125 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$1,036,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$460,000 and Improvement Value reduced to \$576,000.

Hillsboro Circle and Drive Retail Partners  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 131 02 0 015.00  
4013 Hillsboro Cir, Nashville TN 37215

Motion to Change the Total Value to \$2,306,000, by Charley Hankla, second by Roger Farmer,  
unanimously approved. Land Value of \$1,986,400 and Improvement Value reduced to \$319,600.

Fenner-Spelman, L.P.  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 131 02 0 051.00  
4014 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$5,932,000, by Roger Farmer, second by Charley Hankla,  
unanimously approved. Land Value of \$5,401,400 and Improvement Value reduced to \$530,600.

First TN Bank Nat'l Assoc.  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 142 00 0 005.00  
8231 Sawyer Brown Rd, Nashville TN 37221

Motion to No Change the Total Value of \$1,851,300, by Charley Hankla, second by Roger Farmer,  
unanimously approved. Land Value of \$744,900 and Improvement Value of \$1,106,400.

Lowe Orlando Branch LLC  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 142 00 0 216.00  
7655 Highway 70 S, Nashville TN 37221

At the request of the appellant, this appeal is hereby withdrawn.

First Tennessee Bank National Association  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 149 03 0B 035.00  
2360 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$1,625,300, by Charley Hankla, second by Roger Farmer,  
unanimously approved. Land Value of \$541,000 and Improvement Value reduced to \$1,084,300.

First Tennessee Bank National Association  
Richard Hunt and Caren Nichol with Evans & Petree, appearing  
Parcel ID 181 00 0 251.00  
7901 Concord Hills Dr, Brentwood TN 37027

Motion to No Change the Total Value of \$1,949,000, by Charley Hankla, second by Roger Farmer,  
unanimously approved. Land Value of \$934,400 and Improvement Value of \$1,014,600.

V.

Adjournment of the Meeting

Motion to adjourn by Roger Farmer, second by Trey Lewis, unanimously approved.

Meeting adjourned 3:40 PM.

**ATTEST:**

**APPROVED:**

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