



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday January 19, 2022

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, Ms. Lori Caste, Ms. Melba Jackson, and Ms. Deb Dawson. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

****NOTE**** The afternoon parcels were heard in the morning and the morning parcels were heard in the afternoon.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

AHJ Colony Manor, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 025 00 0 064.00
825 Dickerson Pike, Goodlettsville TN 37072

Motion to Change the Total Value to \$9,500,000, by Lori Caste, second by Deb Dawson, unanimously approved. Land Value of \$896,000 and Improved Value reduced to \$8,604,000.

Preston Run Apartments, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 026 00 0 162.00
333 Northcreek Blvd, Goodlettsville TN 37072

Motion to Change the Total Value to \$34,351,000, by Lori Caste, second by Deb Dawson, unanimously approved. Land Value of \$1,904,000 and Improved Value reduced to \$32,447,000.

Preston Run Management, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 026 00 0 165.00
325 Northcreek Blvd, Goodlettsville TN 37072

Motion to Change the Total Land Value to \$375,000, by Lori Caste, second by Deb Dawson, unanimously approved. Land Value reduced to \$375,000.

204 Safe Harbor Dr, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 033 00 0 123.00
204 Safe Harbor Dr, Goodlettsville TN 37072

Motion to Change the Total Value to \$3,800,000, by Deb Dawson, second by Melba Jackson, unanimously approved. Land Value of \$480,000 and Improved Value reduced to \$3,320,000.

Orchard Park Partners, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 043 06 0 222.00
228 Sealy Dr, Madison TN 37115

Motion to Change the Total Value to \$3,653,600, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$352,000 and Improved Value reduced to \$3,301,600.

Orchard Park Partners, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 043 06 0 227.00
203 Sealy Dr, Madison TN 37115

Motion to Change the Total Value to \$5,646,400, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$624,000 and Improved Value reduced to \$5,022,400.

Berkley Hills Apartments, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 051 12 0 080.00
300 Berkley Dr, Madison TN 37115

Motion to Change the Total Value to \$22,270,716, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$1,992,000 and Improved Value reduced to \$20,278,716.

ALCO Dellway Partners, L.P.
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 071 03 0 060.00
2533 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$17,200,000, by Deb Dawson, second by Melba Jackson, unanimously approved. Land Value of \$3,172,000 and Improved Value reduced to \$14,028,000.

The Fifteenth Avenue Baptist Village Manor, Inc.
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 081 16 0 294.00
1015 Scovel St, Nashville TN 37208

Motion to Change the Total Value to \$2,642,600, by Deb Dawson, second by Melba Jackson, unanimously approved. Land Value of \$2,642,500 and Improved Value reduced to \$100.

Hermitage Pine Brook, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 085 04 0 038.00
1005 Hickory Hill Ln, Hermitage TN 37076

Motion to Change the Total Value to \$10,800,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$1,935,000 and Improved Value reduced to \$8,865,000.

PC Avalon Holdings, LLC & LMS 2, LLC Et Al
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 086 00 0 092.00
3501 Andrew Jackson Way, Hermitage TN 37076

Motion to Change the Total Value to \$24,400,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$2,235,000 and Improved Value reduced to \$22,165,000.

Hallmark At Bellevue Apartments, L.P.
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 102 00 0 042.00
5731 River Rd, Nashville TN 37209

Motion to Change the Total Value to \$9,976,000, by Deb Dawson, second by Lori Caste, unanimously approved. Land Value of \$1,170,000 and Improved Value reduced to \$8,806,000.

V. Adjournment of the Morning Meeting

Motion to adjourn by Deb Dawson, second by Lori Caste, unanimously approved.

Morning Meeting adjourned 10:40 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call for Afternoon Meeting

Members present included: Mr. Bob Notestine, Mr. Charley Hankla, and Mr. Roger Farmer. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

****NOTE**** The afternoon parcels were heard in the morning and the morning parcels were heard in the afternoon.

VIII. Appeals:

1:00 PM

MDHA

Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 043 10 0 096.00
621 N DuPont Ave, Madison TN 37115

Motion to No Change the Total Value of \$6,563,200, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$936,000 and Improved Value of \$5,627,200.

LC Germantown Owner, LLC

Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 09 0 375.00
1226 2nd Ave N, Nashville TN 37208

Motion to No Change the Total Value of \$102,539,900, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$14,280,000 and Improved Value of \$88,259,900.

JEP Germantown, LLC & SP Germantown, LLC & Et Al

Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 09 0 503.00
1300 4th Ave N, Nashville TN 37208

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

JEP Germantown, LLC & SP Germantown, LLC & Et Al

Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 09 0 504.00
1305 3rd Ave N, Nashville TN 37208

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

(3 Parcels heard together)

AP 1815 Division Nashville Property, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 092 16 0 298.00
800 19th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$125,000,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$8,664,100 and Improved Value reduced to \$116,335,900.

AP 1815 Division Nashville Property, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 092 16 0 301.00
808 19th Ave S, Nashville TN 37203

Motion to No Change the Total Land Value of \$4,165,300, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$4,165,300.

AP 1815 Division Nashville Property, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 092 16 0 302.00
812 19th Ave S, Nashville TN 37203

Motion to No Change the Total Land Value of \$2,082,700, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$2,082,700.

Capitol View JV-D
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 05 0 199.00
406 11th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$145,500,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$42,079,000 and Improved Value reduced to \$103,421,000.

(2 Parcels heard together)

505, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 1 136.00 001
147 Rep John Lewis Way N, Nashville TN 37219

Motion to No Change the Total Value of \$5,900,000, by Roger Farmer, second by Charley Hankla, unanimously approved. Improved Value of \$5,900,000.

505 Apartments, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 1M 001
505 Church St, Nashville TN 37219

Motion to No Change the Total Value of \$154,204,000, by Roger Farmer, second by Charley Hankla, unanimously approved. Land Value of \$6,403,300 and Improved Value of \$147,800,700.

(Five parcels heard together)

LC Sobro, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 11 0 120.00
705 3rd Ave S, Nashville TN 37210

Motion to No Change the Total Land Value of \$662,400, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$662,400.

LC Sobro, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 11 0 121.00
703 3rd Ave S, Nashville TN 37210

Motion to No Change the Total Land Value of \$1,015,700, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,015,700.

LC Sobro I, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 11 0 146.00
700 3rd Ave S, Nashville TN 37210

Motion to Change the Total Value to \$41,500,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$6,621,100 and Improvement Value reduced to \$34,878,900.

LC Sobro, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 15 0 026.00
723 3rd Ave S, Nashville TN 37210

Motion to No Change the Total Land Value of \$5,337,600, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$5,337,600.

LC Sobro I, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 15 0 056.00
723 2nd Ave S, Nashville TN 37210

Motion to Change the Total Value to \$19,234,300, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$3,554,600 and Improvement Value reduced to \$15,679,700.

GAVI RMH, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 11 0 252.00
201 Middleton St, Nashville TN 37210

Motion to Change the Total Value to \$24,480,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$2,856,000 and Improvement Value reduced to \$21,624,000.

Nashville Gulch Owner, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 14 0 570.00
803 Division St, Nashville TN 37203

Motion to Change the Total Value to \$65,450,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$8,330,000 and Improvement Value reduced to \$57,120,000.

(2 Parcels heard together)

SP/LLU Opus 29, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 104 02 0 225.00
300 31st Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$19,333,800, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$3,974,800 and Improvement Value of \$15,359,000.

SP/LLU Opus 29, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 104 02 0 232.00
301 29th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$37,786,200, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$4,865,000 and Improvement Value reduced to \$32,921,200.

Fairfax Flats Partners
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 104 06 0 085.00
206 Fairfax Ave, Nashville TN 37212

Motion to Change the Total Value to \$3,500,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$871,200 and Improvement Value reduced to \$2,628,800.

SP/LLU Note 16, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 104 08 0 235.00
1226 16th Ave S, Nashville TN 37212

Motion to Change the Total Value to \$21,250,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$3,010,000 and Improvement Value reduced to \$18,240,000.

TFWG Investors, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 106 05 0 165.00
225 Walden Village Ln, Nashville TN 37210

Motion to No Change the Total Value of \$26,176,300, by Roger Farmer, second by Charley Hankla, unanimously approved. Land Value of \$2,179,700 and Improvement Value of \$23,996,600.

New Plan (164) Country Place APMTS, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 161 00 0 130.00
5242 Edmondson Pike, Nashville TN 37211

Motion to Change the Total Value to \$31,275,000, by Charley Hankla, second by Roger Farmer,
unanimously approved. Land Value of \$4,680,000 and Improvement Value reduced to \$26,595,000.

IX. Adjournment of the Afternoon Meeting

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

Meeting adjourned 4:05 PM.

ATTEST:

APPROVED:
