



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday January 20, 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. Sharon Emerson, and Mr. Carnell Scruggs. 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

Roberts Park, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 04 0 102.00
730 Lenore St, Nashville TN 37206

Motion to Change the Total Value to \$6,200,000, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land Value of \$2,450,000 and Improved Value reduced to \$3,750,000.

506 Church Partners, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 1 043.00
506 Church St, Nashville TN 37219

Motion to Change the Total Value to \$4,510,000, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land Value of \$945,000 and Improved Value reduced to \$3,565,000.

(3 Parcels heard together)

Stewart's Ferry, LTD.
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 096 00 0 007.00
100 Stewart's Ferry Pkwy, Nashville TN 37214

Motion to Change the Total Value to \$69,800,000, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land Value of \$9,210,000 and Improved Value reduced to \$60,590,000.

Stewart's Ferry, LTD.
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 096 00 0 050.00
0 Lauer Dr, Nashville TN 37214

Motion to No Change the Total Land Value of \$239,600, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land Value of \$239,600.

Stewart's Ferry, LTD.
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 096 00 0 051.00
0 Stewart's Ferry Pike, Nashville TN 37214

Motion to No Change the Total Land Value of \$14,800, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land Value of \$14,800.

Sudekum, L.P.
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 103 15 0 037.00
4141 Woodlawn Dr, Nashville TN 37205

Motion to Change the Total Value to \$22,590,000, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land Value of \$3,010,000 and Improved Value reduced to \$19,580,000.

(2 Parcels heard together)

2215 Abbott Martin Road, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 117 14 0 088.00
2215 B Abbott Martin Rd, Nashville TN 37215

Motion to No Change the Total Land Value of \$420,000, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land Value of \$420,000.

2215 Abbott Martin Road, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 117 14 0 089.00
2215 Abbott Martin Rd, Nashville TN 37215

Motion to Change the Total Value to \$23,330,000, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land Value of \$3,150,000 and Improvement Value reduced to \$20,180,000.

ARB Properties, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 133 00 0 084.00
365 Paragon Mills Rd, Nashville TN 37211

Motion to Change the Total Value to \$8,300,000, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land Value of \$1,100,000 and Improvement Value reduced to \$7,200,000.

(2 Parcels heard together)

MFC-4960 Edmondson, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 147 06 0 220.00
4982 Edmondson Pike, Nashville TN 37211

Motion to No Change the Total Value of \$16,988,200, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land Value of \$1,595,000 and Improvement Value of \$15,393,200.

MFC-4960 Edmondson, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 147 07 0 021.00
4960 Edmondson Pike, Nashville TN 37211

Motion to No Change the Total Value of \$20,318,600, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land Value of \$1,991,000 and Improvement Value of \$18,327,600.

Horizon Apartments, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 148 00 0 150.00
4601 Packard Dr, Nashville TN 37211

Motion to Change the Total Value to \$18,200,000, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land Value of \$2,442,000 and Improvement Value reduced to \$15,758,000.

V. Adjournment of the Morning Meeting

Motion to adjourn by Sharon Emerson, second by Carnell Scruggs, unanimously approved.

Morning Meeting adjourned 10:38 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call for Afternoon Meeting

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

VIII. Appeals:

1:00 PM

Mainland Jefferson LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 13 0 182.00
1104 7th Ave N, Nashville TN 37208

Motion to Continue this parcel by agreement of both parties to 01/21/2022 @8:30 AM, by Sharilyn Pettus, second by Trey Lewis, unanimously approved.

Mainland Jefferson LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 13 0 183.00
622 Jefferson St, Nashville TN 37208

Motion to Continue this parcel by agreement of both parties to 01/21/2022 @8:30 AM, by Sharilyn Pettus, second by Trey Lewis, unanimously approved.

Mainland Jefferson LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 13 0 186.00
609 Madison St, Nashville TN 37208

Motion to Continue this parcel by agreement of both parties to 01/21/2022 @8:30 AM, by Sharilyn Pettus, second by Trey Lewis, unanimously approved.

Mainland Jefferson LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 13 0 187.00
600 Jefferson St, Nashville TN 37208

Motion to Continue this parcel by agreement of both parties to 01/21/2022 @8:30 AM, by Sharilyn Pettus, second by Trey Lewis, unanimously approved.

Mainland Germantown LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 13 0 188.00
604 Madison St, Nashville TN 37208

Motion to Continue this parcel by agreement of both parties to 01/21/2022 @8:30 AM, by Sharilyn Pettus, second by Trey Lewis, unanimously approved.

Mainland Germantown LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 13 0 386.00
601 Madison St, Nashville TN 37208

Motion to Continue this parcel by agreement of both parties to 01/21/2022 @8:30 AM, by Sharilyn Pettus, second by Trey Lewis, unanimously approved.

Race Rock Partners, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 16 0 123.00
604 Russell St, Nashville TN 37206

Motion to Change the Total Value to \$2,000,000, by Sharilyn Pettus, second by Trey Lewis, unanimously approved. Land Value of \$455,000 and Improvement Value reduced to \$1,545,000.

Elliston Hospitality, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 092 15 0 168.00
2221 Elliston Pl, Nashville TN 37203

Motion to Change the Total Value to \$2,084,933, by Sharilyn Pettus, second by Trey Lewis, unanimously approved. Land Value of \$1,742,400 and Improvement Value reduced to \$342,533.

Elliston Hospitality, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 092 15 0 169.00
118 Louise Ave, Nashville TN 37203

Motion to Change the Total Value to \$2,472,533, by Sharilyn Pettus, second by Trey Lewis, unanimously approved. Land Value of \$2,130,000 and Improvement Value reduced to \$342,533.

Elliston Hospitality, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 092 15 0 170.00
114 Louise Ave, Nashville TN 37203

Motion to Change the Total Value to \$2,442,534, by Sharilyn Pettus, second by Trey Lewis, unanimously approved. Land Value of \$2,100,000 and Improvement Value reduced to \$342,534.

Truitt C Ellis & Carrie C Ellis
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 104 12 0 276.00
1705 Portland Ave, Nashville TN 37212

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

SNAP Housing Corp.
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 105 07 0 039.00
429 Humphreys St, Nashville TN 37203

Motion to Change the Total Value to \$1,700,000, by Trey Lewis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$1,605,000 and Improvement Value reduced to \$95,000.

Noah's Landing Apartments, GP
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 149 00 0 086.00
2570 Murfreesboro Pile, Nashville TN 37217

Motion to Change the Total Value to \$10,000,000, by Sharilyn Pettus, second by Trey Lewis, unanimously
approved. Land Value of \$840,000 and Improvement Value reduced to \$9,160,000.

PC Hickory, LLC
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 163 00 0 057.00
300 Hickory Hollow Pl, Antioch TN 37013

Motion to Change the Total Value to \$27,000,000, by Trey Lewis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$2,208,000 and Improvement Value reduced to \$24,792,000.

Central Union Realty Group, LLC Et Al
Richard Hunt, Drew Raines, and Caren Nichol, with Evans & Petree appearing
Parcel ID 163 00 0 135.00
2900 Baby Ruth Ln, Antioch TN 37013

Motion to Change the Total Value to \$26,700,000, by Trey Lewis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$1,904,000 and Improvement Value reduced to \$24,796,000.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Trey Lewis, second by Sharilyn Pettus, unanimously approved.

Meeting adjourned 2:30 PM.

ATTEST:

APPROVED:
