



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday January 25, 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 Ms. Glenda Chambers. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

Capitol View JV-E
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 01 0 097.00
500 11th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$108,850,000, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value reduced to \$27,833,400 and Improved Value reduced to \$81,016,600.

Connor Venture, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 02 3 160.00
222 4th Ave N, Nashville TN 37219

Motion to Change the Total Value to \$4,100,000, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value of \$1,531,300 and Improved Value reduced to \$2,568,700.

Gary Robert Bowie & Melody Anne Malloy
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 02 3 164.00
213 3rd Ave N, Nashville TN 37201

Motion to Change the Total Value to \$4,140,000, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value of \$1,705,200 and Improved Value reduced to \$2,434,800.

David E Malloy
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 02 3 178.00
217 2nd Ave N, Nashville TN 37201

Motion to Change the Total Value to \$2,765,100, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value increased to \$1,672,704 and Improved Value reduced to \$1,092,396.

225 Polk Avenue Partners, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 05 2 001.00
225 Polk Ave, Nashville TN 37203

Motion to Change the Total Value to \$11,032,400, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value of \$8,347,200 and Improved Value reduced to \$2,685,200.

Magnolia 810 Broadway Partnership LP
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 05 4 041.00
810 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$15,675,000, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$7,740,500 and Improved Value reduced to \$7,934,500.

CBR 300 2nd Avenue, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 0 040.00
101 Molloy St, Nashville TN 37201

Motion to Change the Total Value to \$13,355,000, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$13,255,000 and Improved Value reduced to \$100,000.

(Four Parcels heard together)

Terra Funding-NCC, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 1 016.00
511 Union St, Nashville TN 37219

Motion to No Change the Total Land Value of \$10,024,900, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$10,024,900.

CPVF III NCC LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 1 016.00 001
0 Union St, Nashville TN 37219

Motion to No Change the Total Improved Value of \$71,196,800, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$71,196,800.

Terra Funding-NCC, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 1 132.00
220 6th Ave N, Nashville TN 37219

Motion to No Change the Total Land Value of \$10,824,500, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$10,824,500.

CPVF III NCC LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 1 132.00 001
0 6th Ave N, Nashville TN 37219

Motion to No Change the Total Improved Value of \$17,708,800, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$17,708,800.

Fifth and Church Investors, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 1 040.00
201 Rep John Lewis Way N, Nashville TN 37219

Motion to Continue to a later date TBD to allow the Property Assessor's Office to conduct a Field Review, by Sharon Emerson, second by Glenda Chambers, unanimously approved.

132 North, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 2 078.00
132 2nd Ave N, Nashville TN 37201

Motion to Continue to a later date TBD to allow the Property Assessor's Office to conduct a Field Review, by Sharon Emerson, second by Glenda Chambers, unanimously approved.

CR Broadway, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 2 100.00
111 Broadway, Nashville TN 37201

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

OP 611 Commerce Property, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 3 000.00 002
611 Commerce St, Nashville TN 37203

Motion to Continue to a later date TBD to allow the Property Assessor's Office to conduct a Field Review, by Sharon Emerson, second by Glenda Chambers, unanimously approved.

(Two Parcels heard together)

Hastings Holdings, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 4 032.00
127 3rd Ave S, Nashville TN 37201

Motion to Change the Total Value to \$4,302,400, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value of \$2,932,200 and Improved Value reduced to \$1,370,200.

Hastings Holdings, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 4 033.00
129 3rd Ave S, Nashville TN 37201

Motion to No Change the Total Value of \$1,636,100, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value of \$1,629,000 and Improved Value of \$7,100.

McGavock Holdings, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 09 0 339.00
1101 McGavock St, Nashville TN 37203

Motion to Change the Total Value to \$16,607,000, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$8,625,000 and Improved Value reduced to \$7,982,000.

V. Adjournment of the Morning Meeting

Motion to adjourn by Sharon Emerson, second by Glenda Chambers, unanimously approved.

Morning Meeting adjourned 12:15 PM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call for Afternoon Meeting

Members present included: Mr. Bob Notestine, Mr. Trey Lewis, and Ms. Deb Dawson. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

VIII. Appeals:

1:00 PM

(2 Parcels heard together)

Craighead Investors
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 105 15 0 017.00
478 Craighead St, Nashville TN 37204

Motion to Change the Total Value to \$1,520,100, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$270,500 and Improved Value reduced to \$1,249,600.

Craighead Investors
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 105 15 0 019.00
480 Craighead St, Nashville TN 37204

Motion to Change the Total Value to \$2,079,900, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$262,700 and Improved Value reduced to \$1,817,200.

309-311 Plus Park Blvd LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 106 00 0 122.00
311 Plus Park Blvd 100, Nashville TN 37217

Motion to Change the Total Value to \$4,050,000, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$1,219,700 and Improved Value reduced to \$2,830,300.

Lincoln R Potter
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 118 07 0 035.00
2701 Greystone Rd, Nashville TN 37204

Motion to Change the Total Value to \$977,000, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$568,400 and Improved Value reduced to \$408,600.

G.L. Shacklett, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 118 08 0 122.00
2402 Cruzen St, Nashville TN 37211

Motion to No Change the Total Value of \$455,200, by Trey Lewis, second by Deb Dawson, unanimously approved. Land Value of \$165,000 and Improved Value of \$290,200.

Lincoln R Potter
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 118 11 0 116.00
409 E Iris Dr, Nashville TN 37204

Motion to Change the Total Value to \$1,000,000, by Trey Lewis, second by Deb Dawson, unanimously approved. Land Value of \$568,400 and Improved Value reduced to \$431,600.

(3 Parcels heard together)

CBR Eugenia Avenue, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 118 12 0 014.00
2712 Eugenia Ave, Nashville TN 37211

Motion to No Change the Total Value of \$365,100, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$335,400 and Improved Value of \$29,700.

CBR Eugenia Avenue, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 118 12 0 015.00
2710 Eugenia Ave, Nashville TN 37211

Motion to Change the Total Value to \$851,000, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$347,600 and Improved Value reduced to \$503,400.

CBR Eugenia Avenue, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 118 12 0 017.00
2706 Eugenia Ave, Nashville TN 37211

Motion to No Change the Total Land Value of \$121,700, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$121,700.

(2 Parcels heard together)

WG Holdings TN, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 120 00 0 148.00
0 McGavock Pike, Nashville TN 37217

Motion to No Change the Total Land Value of \$129,000, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$129,000.

WG Holdings TN, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 120 00 0 155.00
3301 McGavock Pike, Nashville TN 37217

Motion to Change the Total Value to \$17,754,000, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$1,865,600 and Improved Value reduced to \$15,888,400.

Executive South, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 120 01 0 140.00
1161 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$5,545,000, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$1,532,900 and Improved Value reduced to \$4,012,100.

OP AEP Property, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 120 10 0 089.00
1321 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$18,200,000, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$1,650,700 and Improved Value reduced to \$16,549,300.

(2 Parcels heard together)

OP 490 Metroplex Property, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 134 00 0 270.00
490 Metroplex Dr, Nashville TN 37211

Motion to Change the Total Value to \$3,715,200, by Trey Lewis, second by Deb Dawson, unanimously approved. Land Value reduced \$963,200 and Improved Value reduced to \$2,752,000.

OP 490 Metroplex Property, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 134 00 0 283.00
520 Metroplex Dr, Nashville TN 37211

Motion to Change the Total Value to \$2,284,800, by Trey Lewis, second by Deb Dawson, unanimously approved. Land Value reduced to \$2,259,100 and Improved Value of \$25,700.

Gateway Poplar, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 160 00 0 209.00
750 Old Hickory Blvd, Brentwood TN 37027

Motion to Change the Total Value to \$123,270,000, by Trey Lewis, second by Deb Dawson, unanimously approved. Land Value of \$13,273,200 and Improved Value reduced to \$109,996,800.

CV Hickory Hollow LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 163 00 0 221.00
5244 Hickory Hollow Pkwy, Antioch TN 37013

Motion to No Change the Total Value of \$11,135,900, by Trey Lewis, second by Deb Dawson, unanimously approved. Land Value of \$3,120,800 and Improvement Value of \$8,015,100.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Trey Lewis, second by Deb Dawson, unanimously approved.

Meeting adjourned 2:20 PM.

ATTEST:

APPROVED:
