



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday February 1, 2022

8:30 AM

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: Ms. Deb Dawson, Mr. Roger Farmer, and Ms. Melba Jackson. Also present were Kristina Ratcliff, and Pam Williams Ishie, with the Office of the Property Assessor.

****NOTE**** As neither the Chair nor Vice Chair were present in today's appeals, the MBOE elected Deb Dawson as the Temporary Chair for this session. Motion by Roger Farmer, second by Melba Jackson, unanimously approved.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

(3 Parcels heard together)

Glenclyff Associates, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 119 15 0 148.00
140 Neese Dr, Nashville TN 37211

Motion to No Change the Total Value of \$3,435,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$264,000 and Improvement Value of \$3,171,000.

Glenclyff Associates, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 119 15 0 165.00
3201 Glenclyff Rd, Nashville TN 37211

Motion to No Change the Total Value of \$32,312,200, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$3,300,000 and Improvement Value of \$29,012,200.

Glenclyff Associates, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 119 15 0 171.00
141 Neese Rd, Nashville TN 37211

Motion to No Change the Total Value of \$33,146,500, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$3,311,000 and Improvement Value of \$29,835,500.

Windland Terrace Apts.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 133 00 0 022.00
200 Yelton Ct, Nashville TN 37211

Motion to Change the Total Value to \$5,900,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$1,276,000 and Improvement Value reduced to \$4,624,000.

(2 Parcels heard together)

Coventry Square Apartments
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 133 14 0 033.00
497 Elysian Fields, Nashville TN 37211

Motion to Change the Total Value to \$9,150,000, by Roger Farmer, second by Melba Jackson, unanimously approved. Land Value of \$1,540,000 and Improvement Value reduced to \$7,610,000.

Coventry Square Apartments
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 133 14 0 034.00
483 Elysian Fields, Nashville TN 37211

Motion to Change the Total Value to \$3,050,000, by Roger Farmer, second by Melba Jackson, unanimously approved. Land Value of \$605,000 and Improvement Value reduced to \$2,445,000.

(2 Parcels heard together)

Nashville NH Apartments, GP & Nob Hill General Partnership
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 134 13 0 239.00
180 Wallace Rd, Nashville TN 37211

Motion to No Change the Total Value of \$26,822,500, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$2,024,000 and Improvement Value of \$24,798,500.

Nashville NH Apartments, GP & Nob Hill General Partnership
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 148 01 0 223.00
180 Wallace Rd, Nashville TN 37211

Motion to No Change the Total Value of \$27,824,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$3,168,000 and Improvement Value of \$24,656,000.

Elysian Garden Apartments
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 147 01 0 143.00
675 Harding Pl, Nashville TN 37211

Motion to Change the Total Value to \$10,200,000, by Roger Farmer, second by Melba Jackson, unanimously approved. Land Value of \$2,790,000 and Improvement Value reduced to \$7,410,000.

Holly Hills TN, L.P.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 147 04 0 169.00
302 Wallace Rd, Nashville TN 37211

Motion to No Change the Total Value of \$14,640,000, by Roger Farmer, second by Melba Jackson, unanimously approved. Land Value of \$1,402,000 and Improvement Value of \$13,238,000.

South Brook Apartments, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 148 00 0 012.00
5101 Linbar Dr, Nashville TN 37211

Motion to No Change the Total Value of \$25,115,400, by Roger Farmer, second by Melba Jackson, unanimously approved. Land Value of \$3,036,000 and Improvement Value of \$22,079,400.

Tusculum Square Apartments
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 161 04 0 027.00
5035 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$4,547,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$1,200,000 and Improvement Value reduced to \$3,347,000.

(4 Parcels heard together)

Sam F Coleman Et Al
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 161 04 0 175.00
425 Tusculum Rd, Nashville TN 37211

Motion to Change the Total Value to \$6,592,500, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$1,200,000 and Improvement Value reduced to \$5,392,500.

Z Partners
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 161 04 0 177.00
415 B Tusculum Rd, Nashville TN 37211

Motion to Change the Total Value to \$852,000, by Melba Jackson, second by Roger Farmer,
unanimously approved. Land Value of \$120,000 and Improvement Value reduced to \$732,000.

McMurray Manor Apts, Inc.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 161 04 0 178.00
415 Tusculum Rd, Nashville TN 37211

Motion to Change the Total Value to \$11,056,100, by Melba Jackson, second by Roger Farmer,
unanimously approved. Land Value of \$2,580,000 and Improvement Value reduced to \$8,476,100.

McMurray Apartments III
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 161 04 0 181.00
5135 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$5,599,400, by Melba Jackson, second by Roger Farmer,
unanimously approved. Land Value of \$1,020,000 and Improvement Value reduced to \$4,579,400.

V.

Adjournment of the Meeting

Motion to adjourn by Melba Jackson, second by Roger Farmer, unanimously approved.

Meeting adjourned 10:00 AM.

ATTEST:

APPROVED:
