



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday January 27, 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. Melba Jackson, and Mr. Roger Farmer. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor and Lexie Ward with Metro Legal.

III. Review and Approval of Minutes: Motion by Roger Farmer, second by Melba Jackson, unanimously approved, to approve the MBOE Minutes from January 21, 2022, January 24, 2022, January 25, 2022, and January 26, 2022.

****NOTE**** The appeals scheduled for Friday January 28, 2022, were moved by agreement to Thursday January 27, 2022, at 8:30 AM, along with the already scheduled appeals for 8:30 AM January 27, 2022.

IV. Appeals:

8:30 AM

Harold E Crye Revocable Living Trust
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 064 16 0 014.00
4723 Andrew Jackson Pkwy, Hermitage TN 37076

Motion to No Change the Total Value of \$1,952,600, by Roger Farmer, second by Melba Jackson, unanimously approved. Land Value of \$496,600 and Improved Value of \$1,456,000.

Imagine Rental, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 065 13 0 003.00
4811 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$1,200,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$359,400 and Improved Value reduced to \$840,600.

OP Riverview Property, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 070 11 0 008.00
545 Mainstream Dr, Nashville TN 37228

Motion to Change the Total Value to \$12,883,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$2,358,400 and Improved Value reduced to \$10,524,600.

Nashville Income Partners, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 070 16 0 007.00
227 French Landing Dr, Nashville TN 37228

At the request of the appellant, this appeal is hereby withdrawn.

Ivy Building QOZB, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 071 13 0 004.00
2 Vantage Way, Nashville TN 37228

Motion to Change the Total Value to \$16,500,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$3,136,300 and Improved Value reduced to \$13,363,700.

1012 Buchanan II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 081 07 0 518.00
1012 Buchanan St, Nashville TN 37208

Motion to No Change the Total Value of \$734,500, by Roger Farmer, second by Melba Jackson, unanimously approved. Land Value of \$639,000 and Improved Value of \$95,500.

Paro South, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 16 0 004.00
615 Main St, Nashville TN 37206

Motion to Continue to a date TBD to allow the Office of the Property Assessor to conduct a Field Review, by Melba Jackson, second by Roger Farmer, unanimously approved.

Paro South, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 16 0 008.00
625 Main St, Nashville TN 37206

Motion to No Change the Total Value of \$858,500, by Roger Farmer, second by Melba Jackson, unanimously approved. Land Value of \$793,000 and Improved Value of \$65,500.

Paro South, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 082 16 0 032.00
626 Main St, Nashville TN 37206

Motion to Continue this parcel to 02/28/2022 @8:30 AM, by Melba Jackson, second by Roger Farmer, unanimously approved.

The Robinson Family Joint Revocable Trust
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 096 05 0 125.00
201 Donelson Pike, Nashville TN 37214

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

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 0D 001.00
700 12th Ave S 101, Nashville TN 37203

Motion to Change the Total Value to \$3,002,625, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$912,000 and Improved Value increased to \$2,090,625.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 0D 002.00
700 12th Ave S 102, Nashville TN 37203

Motion to Change the Total Value to \$1,638,375, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$684,000 and Improved Value reduced to \$954,375.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 0D 003.00
700 12th Ave S 103, Nashville TN 37203

Motion to Change the Total Value to \$1,918,025, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$684,000 and Improved Value reduced to \$1,234,025.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 004.00
700 12th Ave S 201, Nashville TN 37203

Motion to Change the Total Value to \$1,110,850, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value increased to \$768,850.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 005.00
700 12th Ave S 202, Nashville TN 37203

Motion to Change the Total Value to \$786,500, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value reduced to \$444,500.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 006.00
700 12th Ave S 203, Nashville TN 37203

Motion to Change the Total Value to \$1,214,525, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$684,000 and Improved Value reduced to \$530,525.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 007.00
700 12th Ave S 204, Nashville TN 37203

Motion to Change the Total Value to \$1,013,350, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value increased to \$671,350.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 008.00
700 12th Ave S 205, Nashville TN 37203

Motion to Change the Total Value to \$1,386,125, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$684,000 and Improved Value reduced to \$702,125.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 009.00
700 12th Ave S 206, Nashville TN 37203

Motion to Change the Total Value to \$1,055,600, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value increased to \$713,600.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 010.00
700 12th Ave S 207, Nashville TN 37203

Motion to Change the Total Value to \$832,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value reduced to \$490,000.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 011.00
700 12th Ave S 301, Nashville TN 37203

Motion to Change the Total Value to \$1,110,850, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value increased to \$768,850.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 012.00
700 12th Ave S 302, Nashville TN 37203

Motion to Change the Total Value to \$637,975, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$228,000 and Improved Value reduced to \$409,975.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 013.00
700 12th Ave S 303, Nashville TN 37203

Motion to Change the Total Value to \$1,053,650, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value increased to \$711,650.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 014.00
700 12th Ave S 304, Nashville TN 37203

Motion to Change the Total Value to \$1,113,775, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value increased to \$771,775.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 015.00
700 12th Ave S 305, Nashville TN 37203

Motion to Change the Total Value to \$1,368,900, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$684,000 and Improved Value reduced to \$684,900.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 016.00
700 12th Ave S 306, Nashville TN 37203

Motion to Change the Total Value to \$1,055,600, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value increased to \$713,600.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 017.00
700 12th Ave S 307, Nashville TN 37203

Motion to Change the Total Value to \$832,000, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value reduced to \$490,000.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 018.00
700 12th Ave S 401, Nashville TN 37203

Motion to Change the Total Value to \$1,021,150, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value increased to \$679,150.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 019.00
700 12th Ave S 402, Nashville TN 37203

Motion to Change the Total Value to \$637,975, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$228,000 and Improved Value reduced to \$409,975.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 020.00
700 12th Ave S 403, Nashville TN 37203

Motion to Change the Total Value to \$1,053,650, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value increased to \$711,650.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 OD 021.00
700 12th Ave S 404, Nashville TN 37203

Motion to Change the Total Value to \$1,113,775, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value increased to \$771,775.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 0D 022.00
700 12th Ave S 405, Nashville TN 37203

Motion to Change the Total Value to \$1,385,150, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$684,000 and Improved Value reduced to \$701,150.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 0D 023.00
700 12th Ave S 406, Nashville TN 37203

Motion to Change the Total Value to \$828,100, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$342,000 and Improved Value reduced to \$486,100.

Nashville Terrazzo Partnership
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 0D 024.00
700 12th Ave S 407, Nashville TN 37203

Motion to Change the Total Value to \$659,100, by Melba Jackson, second by Roger Farmer, unanimously approved. Land Value of \$228,000 and Improved Value reduced to \$431,100.

V. Adjournment of the Morning Meeting

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

Morning Meeting adjourned 10:41 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call for Afternoon Meeting

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

VIII. Appeals:

1:00 PM

(2 Parcels heard together)

Elliston Place Partners LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 092 15 0 098.00
2214 Elliston Pl, Nashville TN 37203

Motion to Change the Total Value to \$4,718,500, by Jacqueline Kelly, second by Sharilyn Pettus, unanimously approved. Land Value of \$3,136,400 and Improved Value reduced to \$1,582,100.

Elliston Place Partners LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 092 15 0 099.00
207 Louise Ave, Nashville TN 37203

Motion to No Change the Total Value of \$4,181,500, by Jacqueline Kelly, second by Sharilyn Pettus, unanimously approved. Land Value of \$3,994,600 and Improved Value of \$186,900.

JD Properties, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 092 15 0 177.00
2105 Elliston Pl, Nashville TN 37203

Motion to Change the Total Value to \$3,287,800, by Jacqueline Kelly, second by Sharilyn Pettus, unanimously approved. Land Value of \$2,787,800 and Improved Value reduced to \$500,000.

L.L. Turner, Jr. & C.T. Thornton, Co-Trustees
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 06 4 094.00
200 2nd Ave S, Nashville TN 37201

Motion to Change the Total Value to \$5,000,000, by Jacqueline Kelly, second by Sharilyn Pettus, unanimously approved. Land Value of \$3,434,400 and Improved Value reduced to \$1,565,600.

Mainland KVB, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 10 0 184.00
424 7th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$1,132,000, by Jacqueline Kelly, second by Sharilyn Pettus, unanimously approved. Land Value reduced to \$1,124,700 and Improved Value of \$7,300.

Broadway W & R, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 10 0 450.00
523 3rd Ave S, Nashville TN 37210

Motion to No Change the Total Value of \$7,395,300, by Jacqueline Kelly, second by Sharilyn Pettus, unanimously approved. Land Value of \$4,948,500 and Improved Value of \$2,446,800.

Third & Lea Partners, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 11 0 132.00
615 3rd Ave S, Nashville TN 37210

Motion to Change the Total Value to \$48,000,000, by Jacqueline Kelly, second by Sharilyn Pettus, unanimously approved. Land Value of \$5,784,800 and Improved Value reduced to \$42,215,200.

OP Music Circle, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 0 325.00
2 Music Cir S, Nashville TN 37203

Motion to Change the Total Value to \$2,800,000, by Jacqueline Kelly, second by Sharilyn Pettus, unanimously approved. Land Value of \$2,060,300 and Improved Value reduced to \$739,700.

D3 Poston, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 104 02 0 252.00
3014 Poston Ave, Nashville TN 37203

Motion to Change the Total Value to \$1,800,000, by Sharilyn Pettus, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,633,500 and Improved Value reduced to \$166,500.

1700 8th Ave, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 105 06 0 200.00
1700 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$3,000,000, by Sharilyn Pettus, second by Jacqueline Kelly, unanimously approved. Land Value of \$2,783,500 and Improved Value reduced to \$216,500.

The Holton Group, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 117 10 0 108.00
3801 Bedford Ave, Nashville TN 37215

Motion to Change the Total Value to \$3,850,000, by Jacqueline Kelly, second by Sharilyn Pettus, unanimously approved. Land Value of \$1,481,000 and Improved Value reduced to \$2,369,000.

BPI Century Plaza Partners Et Al
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 117 15 0 047.00
2000 Richard Jones Rd, Nashville TN 37215

Motion to Change the Total Value to \$17,000,000, by Jacqueline Kelly, second by Sharilyn Pettus, unanimously approved. Land Value of \$10,287,100 and Improved Value reduced to \$6,712,900.

Harold Crye 2021 Trust
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 159 00 0 111.00
1187 Old Hickory Blvd, Brentwood TN 37027

Motion to Change the Total Value to \$3,000,000, by Sharilyn Pettus, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,780,800 and Improved Value reduced to \$1,219,200.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Jacqueline Kelly, second by Sharilyn Pettus, unanimously approved.

Meeting adjourned 2:40 PM.

ATTEST:

APPROVED:
