



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday February 14, 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. Glenda Chambers, Mr. Roger Farmer, and Mr. Derrick Starks. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Motion by Glenda Chambers, second by Roger Farmer, unanimously approved, to approve the minutes from the MBOE meetings of February 8, 2022, and February 9, 2022.

IV. Appeals:

8:30 AM

(31 Parcels heard together)

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 001.00
2201 Murphy Ave 101, Nashville TN 37203

Motion to Change the Total Value to \$613,268, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$328,400 and Improvement Value reduced to \$284,868.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 002.00
2201 Murphy Ave 102, Nashville TN 37203

Motion to Change the Total Value to \$520,138, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$218,900 and Improvement Value reduced to \$301,238.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 003.00
2201 Murphy Ave 103, Nashville TN 37203

Motion to Change the Total Value to \$503,180, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$214,400 and Improvement Value reduced to \$288,780.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 004.00
2201 Murphy Ave 104, Nashville TN 37203

Motion to Change the Total Value to \$570,734, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$328,400 and Improvement Value reduced to \$242,334.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 005.00
2201 Murphy Ave 110, Nashville TN 37203

Motion to Change the Total Value to \$1,314,940, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$656,600 and Improvement Value reduced to \$658,340.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 006.00
2201 Murphy Ave 107, Nashville TN 37203

Motion to Change the Total Value to \$215,450, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$109,500 and Improvement Value reduced to \$105,950.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 007.00
2201 Murphy Ave 114, Nashville TN 37203

Motion to Change the Total Value to \$122,042, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$109,500 and Improvement Value reduced to \$12,542.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 008.00
2201 Murphy Ave 110, Nashville TN 37203

Motion to Change the Total Value to \$2,183,690, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$1,094,500 and Improvement Value reduced to \$1,089,190.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 009.00
2201 Murphy Ave 102, Nashville TN 37203

Motion to Change the Total Value to \$449,526, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$218,900 and Improvement Value reduced to \$230,626.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 010.00
2201 Murphy Ave 102, Nashville TN 37203

Motion to Change the Total Value to \$191,542, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$109,500 and Improvement Value reduced to \$82,042.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 011.00
2201 Murphy Ave 201, Nashville TN 37203

Motion to No Change the Total Value of \$2,609,300, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$985,000 and Improvement Value of \$1,624,300.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 012.00
2201 Murphy Ave 202, Nashville TN 37203

Motion to Change the Total Value to \$420,892, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$218,900 and Improvement Value reduced to \$201,992.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 013.00
2201 Murphy Ave 204, Nashville TN 37203

Motion to Change the Total Value to \$635,230, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$328,400 and Improvement Value reduced to \$306,830.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 014.00
2201 Murphy Ave 205, Nashville TN 37203

Motion to Change the Total Value to \$683,602, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$328,400 and Improvement Value reduced to \$355,202.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 015.00
2201 Murphy Ave 207, Nashville TN 37203

Motion to Change the Total Value to \$623,832, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$328,400 and Improvement Value reduced to \$295,432.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 016.00
2201 Murphy Ave 209, Nashville TN 37203

Motion to Change the Total Value to \$427,286, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$218,900 and Improvement Value reduced to \$208,386.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 017.00
2201 Murphy Ave 210, Nashville TN 37203

Motion to Change the Total Value to \$559,336, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$328,400 and Improvement Value reduced to \$230,936.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 018.00
2201 Murphy Ave 212, Nashville TN 37203

Motion to Change the Total Value to \$418,946, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$218,900 and Improvement Value reduced to \$200,046.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 019.00
2201 Murphy Ave 215, Nashville TN 37203

Motion to Change the Total Value to \$850,124, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$437,800 and Improvement Value reduced to \$412,324.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 020.00
2201 Murphy Ave 220, Nashville TN 37203

Motion to Change the Total Value to \$558,502, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$328,400 and Improvement Value reduced to \$230,102.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 021.00
2201 Murphy Ave 301, Nashville TN 37203

Motion to Change the Total Value to \$445,912, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$218,900 and Improvement Value reduced to \$227,012.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 022.00
2201 Murphy Ave 302, Nashville TN 37203

Motion to Change the Total Value to \$1,008,306, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$547,300 and Improvement Value reduced to \$461,006.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 023.00
2201 Murphy Ave 302A, Nashville TN 37203

Motion to Change the Total Value to \$195,712, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$109,500 and Improvement Value reduced to \$86,212.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 024.00
2201 Murphy Ave 304, Nashville TN 37203

Motion to Change the Total Value to \$512,632, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$218,900 and Improvement Value reduced to \$293,732.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 025.00
2201 Murphy Ave 307, Nashville TN 37203

Motion to Change the Total Value to \$402,544, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$218,900 and Improvement Value reduced to \$183,644.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 026.00
2201 Murphy Ave 308, Nashville TN 37203

Motion to Change the Total Value to \$687,494, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$328,400 and Improvement Value reduced to \$359,094.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 027.00
2201 Murphy Ave 310, Nashville TN 37203

Motion to Change the Total Value to \$510,686, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$218,900 and Improvement Value reduced to \$291,786.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 028.00
2201 Murphy Ave 401, Nashville TN 37203

Motion to Change the Total Value to \$607,708, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$328,400 and Improvement Value reduced to \$279,308.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 029.00
2201 Murphy Ave 403, Nashville TN 37203

Motion to Change the Total Value to \$458,144, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$218,900 and Improvement Value reduced to \$239,244.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 030.00
2201 Murphy Ave 409, Nashville TN 37203

Motion to Change the Total Value to \$2,119,750, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$1,094,500 and Improvement Value reduced to \$1,025,250.

MOB 65 of Tennessee, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 OC 031.00
2201 Murphy Ave 410, Nashville TN 37203

Motion to Change the Total Value to \$557,668, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$328,400 and Improvement Value reduced to \$229,268.

NASHCAM, L.P.
Ralph Mainland, with Altus Group appearing
Parcel ID 092 14 0 102.00
0 28th Ave N, Nashville TN 37209

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

OC Nashville LP
Ralph Mainland, with Altus Group appearing
Parcel ID 092 14 0B 001.00
5 City Blvd, Nashville TN 37209

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

NASHCAM, L.P.
Ralph Mainland, with Altus Group appearing
Parcel ID 092 14 0B 002.00
1 City Ave, Nashville TN 37209

Motion to No Change the Total Value of \$9,127,800, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$7,617,400 and Improvement Value of \$1,510,400.

Cambridge Nashville Med Center, L.P.
Ralph Mainland, with Altus Group appearing
Parcel ID 092 14 0B 003.00
8 City Blvd, Nashville TN 37209

Motion to No Change the Total Value of \$46,193,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$5,570,800 and Improvement Value of \$40,622,200.

(2 Parcels heard Together)

NASHCAM, L.P. ET AL
Ralph Mainland, with Altus Group appearing
Parcel ID 092 14 0B 004.00
0 City Blvd, Nashville TN 37209

Motion to No Change the Total Land Value of \$5,997,200, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$5,997,200.

NASHCAM, L.P. ET AL
Ralph Mainland, with Altus Group appearing
Parcel ID 092 14 0B 901.00
6 City Blvd, Nashville TN 37209

Motion to No Change the Total Value of \$10,355,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$10,317,500 and Improvement Value of \$37,500.

NASHCAM Retail Units, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 14 0D 002.00
4 City Blvd #102, Nashville TN 37209

Motion to Change the Total Value to \$254,230, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$32,400 and Improvement Value reduced to \$221,830.

NASHCAM Retail Units, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 092 14 0D 003.00
4 City Blvd #104, Nashville TN 37209

Motion to Change the Total Value to \$1,071,560, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$129,700 and Improvement Value reduced to \$941,860.

Velocis Lincoln Commerce SPE, LLC
Ralph Mainland, with Altus Group appearing
Parcel ID 093 06 2 034.00
211 Commerce St 100, Nashville TN 37201

Motion to Change the Total Value to \$50,250,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$7,623,000 and Improvement Value reduced to \$42,627,000.

V. Adjournment of the Meeting

Motion to adjourn by Glenda Chambers, second by Roger Farmer, unanimously approved.

Meeting adjourned 10:35 AM.

ATTEST:

APPROVED:
