



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday February 22, 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: Ms. Lori Caste, Mr. Derrick Starks, and Mr. Roger Farmer. 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

HTI Memorial Hospital Corporation
Mark Bedford and Max Row with Altus Group appearing
Parcel ID 052 03 0 183.00
500 Hospital Dr, Madison TN 37115

Motion to Change the Total Value to \$8,000,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$1,836,300 and Improvement Value reduced to \$6,163,700.

HCA Health Services of TN, Inc.
Mark Bedford and Max Row with Altus Group appearing
Parcel ID 092 11 0 236.00
2211 Murphy Ave, Nashville TN 37203

Motion to Change the Total Value to \$49,600,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$17,032,000 and Improvement Value reduced to \$32,568,000.

HCA Health Services of Tennessee, Inc.
Mark Bedford and Max Row with Altus Group appearing
Parcel ID 092 11 0 377.00
345 24th Ave, Nashville TN 37203

Motion to No Change the Total Value of \$10,233,100, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$10,073,300 and Improvement Value of \$159,800.

HCA Health Services of TN, Inc. ET AL
Mark Bedford and Max Row with Altus Group appearing
Parcel ID 092 11 0 390.00
2300 Patterson St, Nashville TN 37203

Motion to No Change the Total Value of \$275,000,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$87,800,600 and Improvement Value of \$187,199,400.

HCA Health Services of Tennessee, Inc.
Mark Bedford and Max Row with Altus Group appearing
Parcel ID 092 11 0 390.00 004
2400 Parman Pl, Nashville TN 37203

Motion to No Change the Total Land Value of \$5,336,100, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$5,336,100.

Health & Educational Facilities Board of Metro Govt.
Mark Bedford and Max Row with Altus Group appearing
Parcel ID 092 15 0 034.00
311 23rd Ave N, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

V. Adjournment of the Morning Meeting

Motion to adjourn by Lori Caste, second by Roger Farmer, unanimously approved.

Meeting adjourned 9:50 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call for Afternoon Meeting

Members present included: Ms. Glenda Chambers, Ms. Deb Dawson , and Mr. Trey Lewis. Also present were Herman Ruben, and Wes Thomas, 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 Trey Lewis, second by Glenda Chambers, unanimously approved.

VIII. Appeals:

1:00 PM

FC Twin Hills OPCO, LLC
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 034 03 0 023.00
94 Twin Hills Dr, Madison TN 37115

Motion to Change the Total Value to \$4,000,000, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land Value of \$792,000 and Improvement Value reduced to \$3,208,000.

Galen HOLDCO, LLC
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 0 111.00
310 25th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$13,400,000, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land Value of \$10,781,000 and Improvement Value reduced to \$2,619,000.

HCA Realty, Inc.
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 0 195.00
340 23rd Ave N, Nashville TN 37203

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

MMPF II MPA Portfolio SPE, LLC
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 0 201.00
337 22nd Ave N, Nashville TN 37203

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

MOB 71 of Tennessee, LLC
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 0 207.00
327 22nd Ave N, Nashville TN 37203

Motion to Change the Total Value to \$2,870,000, by Glenda Chambers, second by Trey Lewis, unanimously approved. Land Value of \$2,318,800 and Improvement Value reduced to \$551,200.

HCA Health Services of TN, Inc. & ET AL
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 0 213.00
2216 Murphy Ave, Nashville TN 37203

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

HCP MOP LLC
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 0 390.00 001
2410 Patterson St, Nashville TN 37203

Motion to Change the Total Value to \$34,500,000, by Glenda Chambers, second by Trey Lewis, unanimously approved. Land Value of \$8,058,600 and Improvement Value reduced to \$26,441,400.

HCP MOP LLC
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 092 11 0 390.00 003
2400 Patterson St, Nashville TN 37203

Motion to No Change the Total Value of \$36,184,500, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land Value of \$6,588,400 and Improvement Value of \$29,596,100.

MOB 70 of Tennessee, LLC
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 092 15 0 075.00
2225 Patterson St, Nashville TN 37203

Motion to Change the Total Value to \$2,650,000, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land Value of \$2,125,000 and Improvement Value of \$525,000.

(2 Parcels heard together)

Medical Office Buildings of TENN, LLC
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 092 15 0 086.00
2220 State St, Nashville TN 37203

Motion to No Change the Total Value of \$1,079,400, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land Value of \$1,062,500 and Improvement Value of \$16,900.

MOB 69 of Tennessee, LLC
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 092 15 0 088.00
2220 State St, Nashville TN 37203

Motion to Change the Total Value to \$4,120,600, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land Value of \$3,187,500 and Improvement Value reduced to \$933,100.

HSRE Bellevue Place, LLC
Max Row and Ralph Mainland, with Altus Group appearing
Parcel ID 128 00 0 198.00
7632 Highway 70 S, Nashville TN 37221

Motion to Change the Total Value to \$47,600,000, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land Value of \$3,328,400 and Improvement Value reduced to \$44,271,600.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Trey Lewis, second by Glenda Chambers, unanimously approved.

Afternoon Meeting adjourned 4:25 PM.

ATTEST:

APPROVED:
