



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Tuesday March 1, 2022

8:30 AM

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> 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 Pam Williams Ishie, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

James S Karp & Son, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 026 01 0 001.00  
101 N Main St, Goodlettsville TN 37072

Motion to Change the Total Value to \$4,300,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$670,800 and Improvement Value reduced to \$3,629,200.

(2 Parcels Heard Together)

Edenwald Properties & Bradley S McKinney  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 034 02 0 022.00  
747 Myatt Drive, Madison TN 37115

Motion to Change the Total Value to \$4,078,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,001,900 and Improvement Value reduced to \$3,076,100.

Kenneth L Dudney  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 034 02 0 023.00  
1801 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Land Value of \$278,800, by Lori Caste, second by Roger Farmer,  
unanimously approved. Land Value of \$278,800 .

Rippetoe Holdings, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 041 08 0 051.00  
3880 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$4,600,000, by Roger Farmer, second by Lori Caste,  
unanimously approved. Land Value of \$568,000 and Improvement Value reduced to \$4,032,000.

Oates Creek, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 044 14 0 145.00  
1241 Robinson Rd, Old Hickory TN 37138

Motion to Change the Total Value to \$2,650,000, by Lori Caste, second by Roger Farmer,  
unanimously approved. Land Value of \$671,200 and Improvement Value reduced to \$1,978,800.

WG DST 4  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 051 04 0 078.00  
627 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$4,500,000, by Roger Farmer, second by Lori Caste,  
unanimously approved. Land Value of \$663,200 and Improvement Value reduced to \$3,836,800.

IBF Properties WG TN, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 060 04 0 110.00  
200 W Maplewood Ln, Nashville TN 37207

Motion to Change the Total Value to \$4,645,000, by Lori Caste, second by Roger Farmer,  
unanimously approved. Land Value of \$681,300 and Improvement Value reduced to \$3,963,700.

Cello Property Nashville LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 070 13 0 158.00  
3130 Clarksville Pike, Nashville TN 37218

Motion to Change the Total Value to \$4,858,000, by Roger Farmer, second by Lori Caste,  
unanimously approved. Land Value of \$869,000 and Improvement Value reduced to \$3,989,000.

Teacher's Retirement System-State of KY  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 072 02 0 147.01  
3500 Gallatin Pike, Nashville TN 37216

Motion to Change the Total Value to \$4,363,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$1,524,600 and Improvement Value reduced to \$2,838,400.

Queen C Living Trust  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 072 13 0 385.00  
2500 Gallatin Ave, Nashville TN 37206

Motion to Change the Total Value to \$5,700,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$2,909,800 and Improvement Value reduced to \$2,790,200.

TNG PH LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 075 00 0 168.00  
5006 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total Value to \$4,300,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$1,018,400 and Improvement Value reduced to \$3,281,600.

6LA Partners, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 076 01 0 138.00  
400 Tulip Grove Rd, Hermitage TN 37076

Motion to Change the Total Value to \$4,365,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$344,400 and Improvement Value reduced to \$4,020,600.

(2 Parcels Heard Together)

Hill Revolver, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 082 13 0 152.00  
1104 Rosa L Parks Blvd, Nashville TN 37208

Motion to Change the Total Value to \$5,885,600, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$5,880,600 and Improvement Value reduced to \$5,000.

Hill Revolver, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 082 13 0 155.00  
700 Jefferson St, Nashville TN 37208

Motion to No Change the Total Value of \$534,200, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$529,200 and Improvement Value of \$5,000.

Chelmsford Realty Associates  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 083 05 0 091.00  
700 Gallatin Ave, Nashville TN 37206

Motion to Change the Total Value to \$4,600,000, by Roger Farmer, second by Lori Caste,  
unanimously approved. Land Value of \$2,700,700 and Improvement Value reduced to \$1,899,300.

Teachers Retirement System of Kentucky  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 086 00 0 344.00  
4001 Central Pike, Hermitage TN 37076

Motion to Change the Total Value to \$4,743,000, by Lori Caste, second by Roger Farmer,  
unanimously approved. Land Value of \$1,144,800 and Improvement Value reduced to \$3,598,200.

W & K Witt Family LP  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 092 12 0 524.00  
1804 Charlotte Ave, Nashville TN 37203

Motion to Change the Total Value to \$7,976,000, by Roger Farmer, second by Lori Caste,  
unanimously approved. Land Value of \$7,056,700 and Improvement Value reduced to \$919,300.

Triangle Regency VI, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 095 04 0 028.00  
2421 Lebanon Pike, Nashville TN 37214

Motion to Change the Total Value to \$4,300,000, by Roger Farmer, second by Lori Caste,  
unanimously approved. Land Value of \$1,472,300 and Improvement Value reduced to \$2,827,700.

Teacher's Retirement System-State of KY  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 096 13 0 150.00  
518 Donelson Pike, Nashville TN 37214

Motion to Change the Total Value to \$4,800,000, by Roger Farmer, second by Lori Caste,  
unanimously approved. Land Value of \$1,448,400 and Improvement Value reduced to \$3,351,600.

Sudekum, L.P.  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 103 15 0 039.00  
4243 Harding Pike, Nashville TN 37205

Motion to Change the Total Value to \$8,750,000, by Roger Farmer, second by Lori Caste,  
unanimously approved. Land Value of \$5,053,000 and Improvement Value reduced to \$3,697,000.

Rochford-Tate GP  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 104 02 0 317.00  
3010 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$9,250,000, by Lori Caste, second by Roger Farmer,  
unanimously approved. Land Value of \$8,929,800 and Improvement Value reduced to \$320,200.

Edward C Keefe, Trustee  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 106 16 0 087.00  
1083 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$4,600,000, by Roger Farmer, second by Lori Caste,  
unanimously approved. Land Value of \$721,400 and Improvement Value reduced to \$3,878,600.

Martha H Boydston & A.H. Wilk ET AL  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 117 14 0 135.00  
2101 Abbott Martin Rd, Nashville TN 37215

Motion to Change the Total Value to \$14,600,000, by Lori Caste, second by Roger Farmer,  
unanimously approved. Land Value of \$11,478,100 and Improvement Value reduced to \$3,121,900.

SAREX AA, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 119 09 0 122.00  
2819 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$4,000,000, by Lori Caste, second by Roger Farmer,  
unanimously approved. Land Value of \$1,607,100 and Improvement Value reduced to \$2,392,900.

ALD Realty Co., Inc.  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 135 00 0 400.00  
2244 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$4,356,000, by Roger Farmer, second by Lori Caste,  
unanimously approved. Land Value of \$860,800 and Improvement Value reduced to \$3,495,200.

H.G. Hill Realty Co.  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 147 07 0 244.00  
4201 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$4,700,000, by Lori Caste, second by Roger Farmer,  
unanimously approved. Land Value of \$864,100 and Improvement Value reduced to \$3,835,900.

2909 Murfreesboro Pike Antioch, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 150 00 0 263.00  
2909 Murfreesboro Pike, Antioch TN 37013

Motion to Change the Total Value to \$4,640,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$707,400 and Improvement Value reduced to \$3,932,600.

Stewart Family Limited Partnership  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 161 00 0 033.00  
5555 Edmondson Pike, Nashville TN 37211

Motion to Change the Total Value to \$4,109,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$2,244,400 and Improvement Value reduced to \$1,864,600.

H.G. Hill Realty Co.  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 161 00 0 205.00  
5429 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$4,235,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,617,300 and Improvement Value reduced to \$2,617,700.

Snyder Properties III, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 162 00 0 285.00  
1301 Bell Rd, Antioch TN 37013

Motion to Change the Total Value to \$4,500,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$566,300 and Improvement Value reduced to \$3,933,700.

(2 Parcels Heard Together)

JL Brentwood, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 181 00 0 010.00  
6815 Nolensville Pike, Brentwood TN 37027

Motion to No Change the Total Value of \$6,291,100, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,322,700 and Improvement Value of \$4,968,400.

JL Brentwood, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 181 00 0 196.00  
6821 Nolensville Pike, Brentwood TN 37027

Motion to No Change the Total Land Value of \$285,400, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$285,400.

V. Adjournment of the Meeting

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

Meeting adjourned 10:45 AM.

**ATTEST:**

**APPROVED:**

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