



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday March 3, 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. Melba Jackson, Mr. Bob Notestine, and Ms. Lori Caste. 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

(5 Parcels Heard Together)

Park Place Retail Partners
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 104 02 0 396.00
2825 West End Ave, Nashville TN 37203

Motion to No Change the Total Value of \$4,124,500, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$3,702,500 and Improvement Value of \$422,000.

Park Place Retail Partners
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 104 02 0 398.00
108 29th Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$856,800, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$843,800 and Improvement Value of \$13,000.

Park Place Retail Partners
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 104 02 0 399.00
110 29th Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$856,800, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$843,800 and Improvement Value of \$13,000.

Park Place Retail Partners
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 104 03 0 026.00
2817 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$25,275,200, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value reduced to \$25,274,200 and Improvement Value reduced to \$1,000.

Vanderbilt University
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 104 03 0 255.00
0 Vanderbilt Pl, Nashville TN 37203

Motion to No Change the Total Value of \$1,886,700, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$1,875,000 and Improvement Value of \$11,700.

(3 Parcels Heard Together)

The Bradford Building & Bradford Realty Partners
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 131 02 0 098.00
4094 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$6,336,700, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$4,650,000 and Improvement Value of \$1,686,700.

The Bradford Building & Bradford Realty Partners
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 131 02 0 099.00
4100 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$4,800,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$3,720,000 and Improvement Value reduced to \$1,080,000.

The Bradford Building & Bradford Realty Partners
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 131 02 0 202.00
0 Kimbark Dr, Nashville TN 37215

Motion to No Change the Total Land Value of \$725,300, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$725,300.

Johnson/Richardson, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 075 13 0 227.00
3930 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$480,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$206,100 and Improvement Value reduced to \$273,900.

1003 Buchanan, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 081 11 0 501.00
1003 Buchanan St, Nashville TN 37208

Motion to No Change the Total Value of \$525,500, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$365,900 and Improvement Value of \$159,600.

(2 Parcels Heard Together)

909 Buchanan Partners
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 081 12 0 024.00
911 Buchanan St, Nashville TN 37208

Motion to No Change the Total Value of \$588,200, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$351,000 and Improvement Value of \$237,200.

909 Buchanan Partners
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 081 12 0 025.00
909 Buchanan St, Nashville TN 37208

Motion to No Change the Total Value of \$479,700, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$450,000 and Improvement Value of \$29,700.

909 Buchanan Partners
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 081 12 0 026.00
905 Buchanan St, Nashville TN 37208

Motion to Change the Total Value to \$255,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$180,000 and Improvement Value reduced to \$75,000.

MW Retail Partners
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 117 14 0 163.00
3908 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$4,530,200, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$3,510,900 and Improvement Value of \$1,019,300.

Lowe's Home Centers, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 043 01 0 222.00
10 E Campbell Rd, Madison TN 37115

Motion to Change the Total Value to \$7,488,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$2,739,200 and Improvement Value reduced to \$4,748,800.

Lowe's Home Centers, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 050 12 0A 003.00
3460 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$10,100,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$2,845,700 and Improvement Value reduced to \$7,254,300.

Lowe's Home Centers, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 075 00 0 035.00
5025 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total Value to \$8,200,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$4,540,300 and Improvement Value reduced to \$3,659,700.

Dayton Hudson Corp.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 085 00 0 095.00
3171 Lebanon Pike, Nashville TN 37214

Motion to No Change the Total Value of \$8,798,200, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$2,229,600 and Improvement Value of \$6,568,600.

(2 Parcels Heard Together)

Lowe's Home Centers, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 102 00 0 083.00
7040 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Land Value of \$1,314,200, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$1,314,200.

Lowe's Home Centers, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 102 00 0 086.00
7034 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$8,685,800, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$5,595,300 and Improvement Value reduced to \$3,090,500.

Dayton-Hudson Corp.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 103 14 0 115.00
26 White Bridge Rd, Nashville TN 37205

Motion to Change the Total Value to \$14,412,000, by Lori Caste, second by Melba Jackson,
unanimously approved. Land Value of \$14,087,300 and Improvement Value reduced to \$324,700.

Target Corporation
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 160 14 0 027.00
780 Old Hickory Blvd, Brentwood TN 37027

Motion to Change the Total Value to \$13,700,000, by Melba Jackson, second by Lori Caste,
unanimously approved. Land Value of \$11,499,800 and Improvement Value reduced to \$2,200,200.

Realty Income Properties 19, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 161 00 0 082.00
5520 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$11,000,000, by Melba Jackson, second by Lori Caste,
unanimously approved. Land Value of \$5,325,900 and Improvement Value reduced to \$5,674,100.

V. Adjournment of the Meeting

Motion to adjourn by Lori Caste, second by Melba Jackson, unanimously approved.

Meeting adjourned 10:15 AM.

ATTEST:

APPROVED:
