



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Tuesday March 8, 2022

8:30 AM & 1:00 PM

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, Mr. Trey Lewis, and Mr. Carnell Scruggs. 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

CP Net Lease Portfolio III DST  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 091 14 0 100.00  
5600 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$6,900,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$3,028,000 and Improvement Value reduced to \$3,872,000.

Target Corporation  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 102 00 0 099.00  
6814 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$15,648,000, by Lori Caste, second by Trey Lewis, unanimously approved. Land Value of \$10,036,300 and Improvement Value reduced to \$5,611,700.

(2 Parcels Heard Together)

CA-Nashville, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 118 02 0 181.00 001  
0 Franklin Pike, Nashville TN 37204

Motion to Change the Total Value to \$4,312,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$2,576,600 and Improvement Value reduced to \$1,735,400.

CA-Nashville, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 118 02 0 181.00 002  
0 Kirkwood Ave, Nashville TN 37204

Motion to Change the Total Value to \$3,388,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$2,293,500 and Improvement Value reduced to \$1,094,500.

CMP Realty Company, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 118 02 0 287.00  
0 Kirkwood Ave, Nashville TN 37204

Motion to Change the Total Value to \$3,963,000, by Trey Lewis, second by Lori Caste, unanimously approved. Land Value reduced to \$3,000,000 and Improvement Value reduced to \$963,000.

(2 Parcels Heard Together)

AM Investors, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 118 06 0 160.00 001  
0 Franklin Pike, Nashville TN 37204

Motion to No Change the Total Land Value of \$928,700, by Lori Caste, second by Trey Lewis, unanimously approved. Land Value of \$928,700.

AM Investors, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 118 06 0 160.00 002  
0 Gale Lane, Nashville TN 37204

Motion to Change the Total Value to \$3,371,300, by Lori Caste, second by Trey Lewis, unanimously approved. Land Value of \$2,554,000 and Improvement Value reduced to \$817,300.

CMP Realty Company, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 118 06 0 163.00  
816 Gale Lane, Nashville TN 37204

Motion to No Change the Total Value of \$3,888,900, by Lori Caste, second by Trey Lewis, unanimously approved. Land Value of \$2,242,500 and Improvement Value of \$1,646,400.

(2 Parcels Heard Together)

Katherine Healan Baker, Trustee ET AL  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 130 01 0 096.00  
5301 Harding Pike, Nashville TN 37205

Motion to No Change the Total Value of \$748,200, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$714,400 and Improvement Value of \$33,800.

Harding Pike Properties, L.P.  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 130 01 0 097.00  
5303 Harding Pike, Nashville TN 37205

Motion to Change the Total Value to \$5,479,200, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$1,672,700 and Improvement Value reduced to \$3,806,500.

HADJ LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 142 00 0 221.00  
7601 Highway 70 S, Nashville TN 37221

Motion to Change the Total Value to \$4,766,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$1,084,600 and Improvement Value reduced to \$3,681,400.

M & M Tennessee Investments, LP  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 155 00 0 113.00  
8110 Highway 100, Nashville TN 37221

Motion to Change the Total Value to \$4,597,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$1,779,900 and Improvement Value reduced to \$2,817,100.

V. Adjournment of the Morning Meeting

Motion to adjourn by Lori Caste, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 10:15 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call

Members present included: Ms. Deb Dawson, Mr. Bob Notestine, and Mr. Charley Hankla. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

VIII. Appeals:

1:00 PM

Ridgefield Properties  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 091 11 0 320.00  
4701 Alabama Ave, Nashville TN 37209

Motion to Change the Total Value to \$503,400, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value reduced to \$485,100 and Improvement Value of \$18,300.

(2 Parcels Heard Together)

Church Street Partnership  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 092 12 0 382.00  
1805 Church St, Nashville TN 37209

Motion to No Change the Total Value of \$1,358,800, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$1,350,000 and Improvement Value of \$8,800.

Church Street Partnership  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 092 12 0 384.00  
1807 Church St, Nashville TN 37209

Motion to Change the Total Value to \$1,476,900, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$1,350,000 and Improvement Value reduced to \$126,900.

(3 Parcels Heard Together)

Ridgefield Properties  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 092 15 0 172.00  
2205 Elliston Pl, Nashville TN 37203

Motion to No Change the Total Value of \$1,285,700, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$1,132,600 and Improvement Value of \$153,100.

Ridgefield Properties  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 092 15 0 173.00  
2201 Elliston Pl, Nashville TN 37203

Motion to Change the Total Value to \$1,877,500, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$1,742,400 and Improvement Value reduced to \$135,100.

Ridgefield Properties  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 092 15 0 174.00  
2115 Elliston Pl, Nashville TN 37203

Motion to No Change the Total Value of \$2,036,800, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$1,742,400 and Improvement Value of \$294,400.

Truitt C. Ellis & Carrie C. Ellis, Brian M Jernigan & Scott Burns  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 103 02 0 059.00  
300 White Bridge Pike, Nashville TN 37209

Motion to Change the Total Value to \$525,000, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$348,500 and Improvement Value reduced to \$176,500.

3201 Belmont Investment Partners  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 117 08 0 064.00  
3201 Belmont Blvd, Nashville TN 37212

Motion to Change the Total Value to \$3,940,000, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$1,437,500 and Improvement Value reduced to \$2,502,500.

(4 Parcels Heard Together)

Hillsboro Plaza Retail Partners I  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 117 14 0 141.00  
3900 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$12,521,600, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$10,465,300 and Improvement Value of \$2,056,300.

Hillsboro Plaza Retail Partners I  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 117 14 0 142.00  
2030 Richard Jones Rd, Nashville TN 37215

Motion to No Change the Total Value of \$1,709,600, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$1,688,000 and Improvement Value of \$21,600.

Hillsboro Plaza Retail Partners I  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 117 14 0 157.00  
2012 Richard Jones Rd, Nashville TN 37215

Motion to No Change the Total Value of \$7,221,500, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$5,227,200 and Improvement Value of \$1,994,300.

Hillsboro Plaza Retail Partners I  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 117 14 0 158.00  
2010 Richard Jones Rd, Nashville TN 37215

Motion to No Change the Total Value of \$1,716,900, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$1,568,200 and Improvement Value of \$148,700.

Southern Properties Company  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 130 05 0 001.00  
6017 Highway 100, Nashville TN 37205

Motion to No Change the Total Value of \$9,220,300, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$4,356,000 and Improvement Value of \$4,864,300.

2121 Abbott Martin Partners, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 131 02 0 097.00  
4044 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$5,257,400, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$4,650,000 and Improvement Value of \$607,400.

2121 Abbott Martin Partners, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 131 02 0 100.00  
4102 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$1,698,300, by Charley Hankla, second by Deb Dawson, unanimously approved. Land Value of \$1,488,000 and Improvement Value of \$210,300.

Hillsboro Road Retail Partners, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 131 02 0 103.00  
4106 B Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$3,500,000, by Deb Dawson, second by Charley Hankla, unanimously approved. Land Value of \$3,240,700 and Improvement Value of \$259,300.

Midtown Retail Partners  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 131 02 0 205.00  
4105 Hillsboro Pike, Nashville TN 37215

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

3656 Trousdale Partners, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 133 00 0 139.00  
3656 Trousdale Dr, Nashville TN 37204

Motion to Change the Total Value to \$2,500,000, by Deb Dawson, second by Charley Hankla,  
unanimously approved. Land Value of \$832,000 and Improvement Value of \$1,668,000.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Charley Hankla, second by Deb Dawson, unanimously approved.

Meeting adjourned 2:30 PM.

**ATTEST:**

**APPROVED:**

---

---