



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday March 16, 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, Ms. Deb Dawson, and Mr. Roger Farmer. Also present were Herman Ruben, and Pam Williams with the Office of the Property Assessor.

****NOTE**** As neither the Chair nor Vice Chair were present in today's afternoon appeals, the MBOE elected Deb Dawson, as Temporary Chair for this meeting, Motion by Lori Caste, second by Roger Farmer, unanimously approved.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

****NOTE**** The first five (5) parcels below were originally heard on 10/11/2021 but were continued to allow the Office of the Property Assessor to conduct a Field Review. The values for the next 5 parcels were agreed to by both parties.

1102 Building, LLC
Russell Paine originally appearing on 10/11/2021
Parcel ID 104 04 0 144.00
1102 17th Ave S, Nashville TN 37212

Motion to Change the Total Value to \$6,200,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$2,289,600 and Improvement Value reduced to \$3,910,400.

PSI Atlantic Nashville TN #4, LLC
Russell Paine originally appearing on 10/11/2021
Parcel ID 082 09 0 458.00
121 Madison St, Nashville TN 37208

Motion to Change the Total Value to \$16,500,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$4,020,600 and Improvement Value reduced to \$12,479,400.

Nashville West, LLC
Russell Paine originally appearing on 10/11/2021
Parcel ID 102 00 0 094.00
6716 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$25,502,700, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$7,190,600 and Improvement Value of \$18,312,100.

PSI Atlantic Nashville TN #3, LLC
Russell Paine originally appearing on 10/11/2021
Parcel ID 132 08 0 002.00
4326 Kenilwood Dr, Nashville TN 37204

Motion to Change the Total Value to \$11,000,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$967,900 and Improvement Value reduced to \$10,032,100.

PSI Atlantic Nashville TN #2, LLC
Russell Paine originally appearing on 10/11/2021
Parcel ID 181 00 0 013.00
6350 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$12,500,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,785,200 and Improvement Value reduced to \$10,714,800.

Smyrna Land Company, LTD.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 034 02 0 105.00
1915 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$3,552,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$1,812,100 and Improvement Value reduced to \$1,739,900.

Gallery LLC
Jay Catignani with Property Tax Consultants appearing
Parcel ID 034 03 0 121.00
2021 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$10,278,600, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$4,506,700 and Improvement Value of \$5,771,900.

Yong T Chun
Jay Catignani with Property Tax Consultants appearing
Parcel ID 072 06 0 255.00
3024 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total Value of \$1,734,500, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,092,900 and Improvement Value of \$641,600.

Linda Dellwen Smith West
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 091 15 0 008.00
5304 Charlotte Ave, Nashville TN 37209

Motion to Change the Total Value to \$1,818,300, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,817,300 and Improvement Value reduced to \$1,000.

G & H Properties ET AL
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 119 09 0 137.00
2712 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$2,100,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$1,328,700 and Improvement Value reduced to \$771,300.

RLD Company, Inc. & Fairland Investors, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 147 16 0 040.00
4854 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$5,962,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$2,962,800 and Improvement Value reduced to \$2,999,200.

Resha Revocable Trust
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 161 13 0A 003.00
5513 Edmondson Pike #108, Nashville TN 37211

Motion to No Change the Total Value of \$1,535,100, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$535,200 and Improvement Value of \$999,900.

Grandview Eight, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 172 00 0 256.00
6005 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$3,695,300, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$1,337,800 and Improvement Value of \$2,357,500.

(2 Parcels Heard Together)

Jackson's Old Hickory Country Club, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 053 00 0 011.00
1904 Old Hickory Blvd, Old Hickory TN 37138

Motion to Change the Total Value to \$4,520,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,940,100 and Improvement Value reduced to \$2,579,900.

Jackson's Old Hickory Country Club, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 053 11 0A 011.00
317 Hurst Dr, Old Hickory TN 37138

Motion to No Change the Total Land Value of \$50,300, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$50,300.

Carolyn Fox & Ann Conrad Gwinn ET AL
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 062 00 0 008.01
2616 Music Valley Drive, Nashville TN 37214

Motion to Change the Total Value to \$1,841,700, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$1,245,700 and Improvement Value reduced to \$596,000.

West End Land Dev. Co., L.P.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 15 0 149.00
2304 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$14,778,500, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$13,960,000 and Improvement Value reduced to \$818,500.

West End Land Dev. Co., L.P.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 15 0 153.00
2316 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$2,128,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$2,000,000 and Improvement Value reduced to \$128,000.

(3 Parcels Heard Together)

Belle Meade Country Club
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 130 02 0 101.00
0 Belle Meade Blvd, Nashville TN 37205

Motion to No Change the Total Value of \$1,259,500, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,051,500 and Improvement Value of \$208,000.

Belle Meade Country Club
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 130 06 0 011.00
815 Belle Meade Blvd, Nashville TN 37205

Motion to No Change the Total Value of \$23,851,559, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$7,230,500 and Improvement Value of \$16,621,059.

Belle Meade Country Club
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 130 06 0 036.00
0 Jackson Blvd, Nashville TN 37205

Motion to No Change the Total Land Value of \$140,400, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$140,400.

V. Adjournment of the Morning Meeting

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

Meeting adjourned 10:10 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call

Members present included: Ms. Glenda Chambers, 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

Lagasse Properties, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 104 02 0 394.00
111 29th Ave S, Nashville TN 37212

Motion to Change the Total Value to \$768,400, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value reduced to \$752,800 and Improvement Value of \$15,600.

Lagasse Properties, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 104 02 0 395.00
109 29th Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$995,600, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$980,100 and Improvement Value of \$15,500.

Lagasse Family Partners, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 104 03 0 027.00
2809 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$2,405,800, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$2,395,800 and Improvement Value reduced to \$10,000.

Hillsboro Food Festival, L.P.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 104 08 0 126.00
1602 21st Ave S, Nashville TN 37212

Motion to Change the Total Value to \$2,868,300, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$2,062,500 and Improvement Value reduced to \$805,800.

Crowell Capital Partners
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 105 02 0 096.00
903 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$2,266,000, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$2,038,600 and Improvement Value of \$227,400.

Crowell Capital Partners
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 105 02 0 099.00
917 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$2,265,000, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$2,195,400 and Improvement Value of \$69,600.

Crowell Capital Partners, GP
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 105 02 0 100.00
919 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$2,350,100, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$2,188,800 and Improvement Value of \$161,300.

J.F.C. Enterprises, Inc.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 105 02 0 407.00
1004 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$4,200,600, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$3,868,100 and Improvement Value of \$332,500.

JFC Enterprises, Inc.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 105 02 0 507.00
1016 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$3,173,500, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$2,979,600 and Improvement Value of \$193,900.

2208 Crestmoor, LLC & Green Hills, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 117 10 0 127.00
2210 Crestmoor Rd, Nashville TN 37215

Motion to No Change the Total Value of \$9,293,200, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$6,137,300 and Improvement Value of \$3,155,900.

Bandywood Corners, L.P.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 117 14 0 134.00
2109 Abbott Martin Rd, Nashville TN 37215

Motion to No Change the Total Value of \$7,137,300, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$5,401,400 and Improvement Value of \$1,735,900.

Grace's Inc.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 117 14 0 139.00
4001 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$10,323,100, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$9,182,500 and Improvement Value of \$1,140,600.

Grace's Plaza, LTD.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 117 14 0 170.00
4009 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$17,038,200, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$12,288,200 and Improvement Value reduced to \$4,750,000.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Glenda Chambers, second by Charley Hankla, unanimously approved.

Meeting adjourned 2:40 PM.

ATTEST:

APPROVED:
