



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday March 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, Ms. Deb Dawson, and Ms. Melba Jackson. Also present were Herman Ruben, and Pam Williams Ishie 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 Melba Jackson, unanimously approved.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

(2 Parcels Heard Together)

These 2 parcels were continued from yesterday's docket.

Bell Road Apartment Partners, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 162 00 0 113.00 001
0 Bell Rd, Nashville TN 37211

Motion to Change the Total Land Value to \$2,265,200, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value reduced to \$2,265,200.

Bell Road Apartment Partners, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 162 00 0 113.00 002
0 Bell Rd, Nashville TN 37211

Motion to Change the Total Land Value to \$2,734,800, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value reduced to \$2,734,800.

James Bryan Lewis & Hilda M. Lewis, Co-Trustees
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 041 12 0 114.00
3801 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$131,100, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$55,800 and Improvement Value of \$75,300.

James Bryan Lewis & Hilda M. Lewis, Co-Trustees
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 071 14 0 303.00
1211 Brick Church Pike, Nashville TN 37207

Motion to Change the Total Value to \$600,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$294,800 and Improvement Value reduced to \$305,200.

Richard Perkerson, Jr and Barbara Perkerson
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 082 16 0 028.00
704 Main St, Nashville TN 37206

Motion to Change the Total Value to \$1,012,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$912,000 and Improvement Value reduced to \$100,000.

Paul Budslick & Karl Peters
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 082 16 0 033.00
624 Main St, Nashville TN 37206

Motion to No Change the Total Value of \$931,600, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$800,000 and Improvement Value of \$131,600.

Karl Peters, Trustee
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 091 11 0 220.00
712 51st Ave N, Nashville TN 37209

Motion to No Change the Total Value of \$720,700, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$600,000 and Improvement Value of \$120,700.

Montgomery Bell Academy
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 091 16 0 264.00
4108 Dakota Ave, Nashville TN 37209

Motion to Change the Total Value to \$3,330,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$954,000 and Improvement Value reduced to \$2,376,000.

Governor's Corner, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 08 0 284.00
1601 Charlotte Ave, Nashville TN 37203

Motion to Change the Total Value to \$2,500,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$2,065,500 and Improvement Value reduced to \$434,500.

Equitable Trust Company
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 12 0 364.00
1515 Church St, Nashville TN 37203

Motion to Change the Total Value to \$1,200,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$980,100 and Improvement Value reduced to \$219,900.

Ray Stevens Properties, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 102 00 0 012.00
5724 River Rd, Nashville TN 37209

Motion to No Change the Total Value of \$7,640,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$1,800,300 and Improvement Value of \$5,839,700.

James Bryan Lewis & Hilda M. Lewis, & Lewis Investment, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 102 08 0 059.00
6601 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$2,783,800, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$1,241,500 and Improvement Value of \$1,542,300.

Patrick H Waggoner, Trustee
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 103 02 0 152.01
5508 Corbett Lane, Nashville TN 37209

Motion to No Change the Total Value of \$1,483,300, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$1,170,900 and Improvement Value of \$312,400.

Betty G Richardson ET AL
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 104 03 0 009.00
2714 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$4,750,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$3,624,300 and Improvement Value reduced to \$1,125,700.

HNP Properties
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0 195.00
2526 8th Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$1,810,900, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$1,642,200 and Improvement Value of \$168,700.

V. Adjournment of the Morning Meeting

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

Meeting adjourned 10:00 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call

Members present included: Mr. Trey Lewis, Mr. Bob Notestine, and Ms. Jacqueline Kelly. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

VIII. Appeals:

1:00 PM

Dayuma, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 093 02 4 017.00
101 Church St, Nashville TN 37201

Motion to Change the Total Value to \$8,000,000, by Trey Lewis, second by Jacqueline Kelly, unanimously approved. Land Value of \$4,078,000 and Improvement Value reduced to \$3,922,000.

Karen Jean Martin
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 093 06 2 051.00
117 2nd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$2,081,100, by Jacqueline Kelly, second by Trey Lewis, unanimously approved. Land Value of \$1,122,000 and Improvement Value of \$959,100.

Cawthon Properties, L.L.C.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 093 06 3 077.00
416 A Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$2,819,800, by Jacqueline Kelly, second by Trey Lewis, unanimously approved. Land Value of \$1,419,000 and Improvement Value of \$1,400,800.

(2 Parcels Heard Together)

Deville Corp.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 093 06 3 080.00
408 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$7,712,300, by Jacqueline Kelly, second by Trey Lewis, unanimously approved. Land Value of \$2,000,000 and Improvement Value of \$5,712,300.

Deville Corp.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 093 06 3 081.00
406 Broadway, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,330,000, by Jacqueline Kelly, second by Trey Lewis, unanimously approved. Land Value of \$1,330,000.

RSF Investors, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 093 06 3 106.00
425 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$3,598,000, by Trey Lewis, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,524,500 and Improvement Value of \$2,073,500.

HTDG LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 093 06 4 015.00
329 Broadway, Nashville TN 37201

Motion to No Change the Total Value of \$5,982,200, by Trey Lewis, second by Jacqueline Kelly, unanimously approved. Land Value of \$2,185,000 and Improvement Value of \$3,797,200.

116 Third Avenue South, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 093 06 4 056.00
116 3rd Ave S, Nashville TN 37201

Motion to No Change the Total Value of \$3,820,900, by Jacqueline Kelly, second by Trey Lewis, unanimously approved. Land Value of \$1,944,000 and Improvement Value of \$1,876,900.

Nashville Urban Partners 2017, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 093 13 0 123.00
601 Overton St, Nashville TN 37203

Motion to No Change the Total Value of \$7,994,000, by Jacqueline Kelly, second by Trey Lewis, unanimously approved. Land Value of \$7,786,400 and Improvement Value of \$207,600.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Jacqueline Kelly, second by Trey Lewis, unanimously approved.

Meeting adjourned 1:49 PM.

ATTEST:

APPROVED:
