



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Friday April 8, 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: Mr. Roger Farmer, Ms. Deb Dawson, and Mr. Carnell Scruggs. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair being present at this meeting, the MBOE elected Ms. Deb Dawson as Temporary Chair for this meeting; Motion by Carnell Scruggs, second by Roger Farmer, unanimously approved.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

443 Donelson Pike, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 096 13 0 187.00
441 Donelson Pike, Nashville TN 37214

Motion to Change the Total Value to \$12,832,985, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$3,110,200 and Improvement Value reduced to \$9,722,785.

443 Donelson Pike, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 096 13 0 195.00
443 Allen Road, Nashville TN 37214

Motion to No Change the Total Value of \$8,370,400, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,228,400 and Improvement Value of \$6,142,000.

(11 Parcels Heard Together)

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 020.00
1403 Donelson Pike, Nashville TN 37217

Motion to Continue the 11 Parcels to a later date to be determined to allow both sides to gather information and discuss, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 265.00
1420 Donelson Pike, Nashville TN 37217

Motion to Continue the 11 Parcels to a later date to be determined to allow both sides to gather information and discuss, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 269.00
1410 Donelson Pike, Nashville TN 37217

Motion to Continue the 11 Parcels to a later date to be determined to allow both sides to gather information and discuss, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 271.00
1400 Donelson Pike, Nashville TN 37217

Motion to Continue the 11 Parcels to a later date to be determined to allow both sides to gather information and discuss, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 275.00
5225 Harding Place, Nashville TN 37217

Motion to Continue the 11 Parcels to a later date to be determined to allow both sides to gather information and discuss, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 276.00
1010 Airpark Center Dr, Nashville TN 37217

Motion to Continue the 11 Parcels to a later date to be determined to allow both sides to gather information and discuss, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 277.00
801 Airpark Center Dr, Nashville TN 37217

Motion to Continue the 11 Parcels to a later date to be determined to allow both sides to gather information and discuss, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 284.00
701 Airpark Center Dr, Nashville TN 37217

Motion to Continue the 11 Parcels to a later date to be determined to allow both sides to gather information and discuss, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 285.00
601 Airpark Center Dr, Nashville TN 37217

Motion to Continue the 11 Parcels to a later date to be determined to allow both sides to gather information and discuss, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 286.00
501 Airpark Center Dr, Nashville TN 37217

Motion to Continue the 11 Parcels to a later date to be determined to allow both sides to gather information and discuss, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 287.00
401 Airpark Center Dr, Nashville TN 37217

Motion to Continue the 11 Parcels to a later date to be determined to allow both sides to gather information and discuss, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

Unifirst Corporation
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 106 00 0 041.00
813 Massman Dr, Nashville TN 37210

Motion to Change the Total Value to \$7,765,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,582,200 and Improvement Value reduced to \$6,182,800.

Hamilton Creek Development Company, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 121 00 0 152.00
2737 Couchville Pike, Nashville TN 37217

Motion to Continue this Parcel to a later date to be determined to allow the Office of the Property Assessor to gather information on the percentage of completion of the buildings on the property, by Roger Farmer, second by Carnell Scruggs, unanimously approved.

MDH PROPCO 2015-B, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 175 00 0 161.00
1706 Heil Quaker Blvd, LaVergne TN 37086

Motion to Change the Total Value to \$38,776,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,575,000 and Improvement Value reduced to \$36,201,000.

Scott Heungrip Rim
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 183 00 0 042.00
1401 Gould Blvd, LaVergne TN 37086

Motion to No Change the Total Value of \$8,123,500, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$777,500 and Improvement Value of \$7,346,000.

(2 Parcels Heard Together)

Space Park Realty Partners JV, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 072 00 0 012.00
3311 Ambrose Ave, Nashville TN 37207

Motion to No Change the Total Value of \$23,719,500, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,191,200 and Improvement Value of \$21,528,300.

Space Park Realty Partners JV, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 072 00 0 018.00
3201 Ambrose Ave, Nashville TN 37207

Motion to Change the Total Value to \$2,268,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$211,200 and Improvement Value reduced to \$2,056,800.

MDN/JSC LTD. Partnership
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 094 00 0 189.00
1641 Lebanon Pike Cir, Nashville TN 37210

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

HP Park Investors, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 106 00 0 172.00
1508 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total Value of \$28,458,700, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$4,010,400 and Improvement Value of \$24,448,300.

SCI-North Carolina LTD. Partnership
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 107 00 0 091.00
1837 Air Lane Dr, Nashville TN 37210

Motion to No Change the Total Value of \$3,962,900, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$630,000 and Improvement Value of \$3,332,900.

Nashville Airways LLC & JES Nashville Airways LLC ET AL
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 107 00 0 185.00
60 Airways Blvd, Nashville TN 37217

Motion to No Change the Total Value of \$5,578,500, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$469,200 and Improvement Value of \$5,109,300.

Airlane Properties, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 107 01 0 026.00
1810 Air Lane Dr, Nashville TN 37210

Motion to No Change the Total Value of \$3,028,400, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$411,800 and Improvement Value of \$2,616,600.

Duke Secured Financing 2009-UNM, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 121 11 0A 002.00
800 Airpark Commerce Dr, Nashville TN 37217

Motion to No Change the Total Value of \$10,015,300, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,044,000 and Improvement Value of \$8,971,300.

Space Park South, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 318.00
101 Space Park South Dr, Nashville TN 37211

Motion to No Change the Total Value of \$10,435,900, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$395,000 and Improvement Value of \$10,040,900.

V. Adjournment of the Meeting

Motion to adjourn by Carnell Scruggs, second by Roger Farmer, unanimously approved.

Meeting adjourned 11:10 AM.

ATTEST:

APPROVED:
