



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday April 25, 2022

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. Carnell Scruggs. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor. Naren Ravinootala with Evans and Petree was also present this afternoon.

****NOTE**** Due to the Chair nor Vice Chair present at this meeting, the MBOE elected Deb Dawson as Temporary Chair, Motion by Lori Caste, second by Carnell Scruggs, unanimously approved.

Also, Peter Korpacz with Korpacz Realty Advisors joined via Conference Call to discuss his report prepared for the Office of the Property Assessors. Questions proposed by both the Office of the Property Assessor, the appellants and the MBOE were asked of him in relation to the report.

III. Review and Approval of Minutes: Minutes from the MBOE Meeting of: April 21, 2022, Motion by Lori Caste, second by Carnell Scruggs, unanimously approved.

IV. Appeals:

1:00 PM

Whetstone Partners, II, LLC
Parcel ID 162 00 0 295.00
900 Brittany Park Dr, Antioch TN 37013

Parcel was originally heard on 12/2/2021; Both parties agree to a value; Motion to Change the Total Value to \$38,931,500, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$1,224,000 and Improvement Value reduced to \$37,707,500.

Mandolin House Properties, LLC
Parcel ID 133 15 0 134.00
420 Welshwood Dr, Nashville TN 37211

Parcel was originally heard on 12/16/2021; Both parties agree to a value; Motion to Change the Total Value to \$6,900,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$1,342,000 and Improvement Value reduced to \$5,558,000.

Mandolin Terrace Properties, LLC
Parcel ID 133 15 0 136.00
441 Welshwood Dr, Nashville TN 37211

Parcel was originally heard on 12/16/2021; Both parties agree to a value; Motion to Change the Total Value to \$8,495,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$1,782,000 and Improvement Value reduced to \$6,713,000.

Tulsi, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 097 13 0 038.00
3437 Percy Priest Dr, Nashville TN 37214

Motion to Change the Total Value to \$3,081,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$245,700 and Improvement Value reduced to \$2,835,300.

Fox Hospitality, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 097 13 0 040.00
3431 Percy Priest Dr, Nashville TN 37214

Motion to No Change the Total Value of \$5,766,200, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$312,800 and Improvement Value of \$5,453,400.

Paradigm Hospitality Nashville Airport, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 097 13 0 041.00
3423 Percy Priest Dr, Nashville TN 37214

Motion to No Change the Total Value of \$4,579,200, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$384,200 and Improvement Value of \$4,195,000.

Vanderbilt University
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 104 03 0 259.00
2555 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$58,082,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$15,790,500 and Improvement Value reduced to \$42,291,500.

Music City Airport Hospitality, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 107 00 0 048.00
425 Glastonbury Rd, Nashville TN 37217

Motion to Change the Total Value to \$6,893,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land Value of \$2,225,200 and Improvement Value reduced to \$4,667,800.

CHGL Cleghorn Hotel Partners, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 117 10 0 199.00
3801 Cleghorn Ave, Nashville TN 37215

Motion to No Change the Total Value of \$55,258,200, by Carnell Scruggs, second by Lori Caste,
unanimously approved. Land Value of \$13,976,200 and Improvement Value of \$41,282,000.

Mudra Group, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 134 00 0 160.00
350 Harding Pl, Nashville TN 37211

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

Brentwood Northumberland Hotel Partners, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 160 00 0 184.00
5630 Franklin Pike Cir, Brentwood TN 37027

Motion to No Change the Total Value of \$6,928,900, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land Value of \$3,415,100 and Improvement Value of \$3,513,800.

Milap Hotels Real Estate, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 163 00 0 363.00
201 Crossings Pl, Antioch TN 37013

Motion to Change the Total Value to \$9,500,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land Value of \$1,449,600 and Improvement Value reduced to \$8,050,400.

Milap Hotels LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 163 00 0 367.00
210 Crossings Pl, Antioch TN 37013

Motion to Change the Total Value to \$6,092,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land Value of \$1,044,100 and Improvement Value reduced to \$5,047,900.

V. Adjournment of the Afternoon Meeting

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

Meeting adjourned 3:25 PM.

ATTEST:

APPROVED:
