



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday April 26, 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. Melba Jackson, Mr. Bob Notestine, and Mr. Trey Lewis. Also present were Herman Ruben, Wes Thomas, and Pam Williams Ishie, with the Office of the Property Assessor. Naren Ravinootala with Evans and Petree and Lexie Ward with Metro Legal were also present.

III. Review and Approval of Minutes:

IV. Appeals:

1:00 PM

Hamilton Creek Development Company, LLC
Drew Raines with Evans and Petree, appearing
Parcel ID 121 00 0 152.00
2737 Couchville Pike, Nashville TN 37217

Parcel was originally heard on 4/8/2022; Both parties agree to a value; Motion to Change the Total Value to \$26,000,000, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$1,925,200 and Improvement Value reduced to \$24,074,800.

OLH, L.P.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 062 00 0 029.00
2401 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$37,900,000, by Trey Lewis, second by Melba Jackson, unanimously approved. Land Value of \$4,052,100 and Improvement Value reduced to \$33,847,900.

KENTEN Enterprise, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 062 00 0 170.00
201 Music City Cir, Nashville TN 37214

Motion to Change the Total Value to \$7,000,000, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value of \$1,285,900 and Improvement Value reduced to \$5,714,100.

(4 Parcels Heard Together)

IDB
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 073 00 0 032.00
2800 Opryland Dr, Nashville TN 37214

Motion to Change the Total Value to \$783,056,700, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value of \$77,825,000 and Improvement Value reduced to \$705,231,700.

IDB
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 073 00 0 034.00
2825 Opryland Dr, Nashville TN 37214

Motion to Change the Total Value to \$17,174,700, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value reduced to \$17,164,700 and Improvement Value reduced to \$10,000.

RHP Corporate Properties, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 073 00 0 035.00
2806 Opryland Dr, Nashville TN 37214

Motion to Change the Total Value to \$1,942,000, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value reduced to \$1,941,000 and Improvement Value reduced to \$1,000.

Grand Ole Opry, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 073 00 0 036.00
600 Opry Mills Dr, Nashville TN 37214

Motion to Change the Total Value to \$1,321,000, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value reduced to \$1,320,000 and Improvement Value reduced to \$1,000.

(2 Parcels Heard Together)

Mannat Hotels, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 075 00 0 154.00
4144 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$481,600, by Trey Lewis, second by Melba Jackson,
unanimously approved. Land Value of \$245,700 and Improvement Value of \$235,900.

Mannat Hotels, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 075 00 0 157.00
4148 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$518,400, by Trey Lewis, second by Melba Jackson,
unanimously approved. Land Value of \$217,500 and Improvement Value reduced to \$300,900.

CBR HCN, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 093 06 4 091.00
217 2nd Ave S, Nashville TN 37201

Motion to Change the Total Value to \$38,087,900, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value of \$11,369,300 and Improvement Value reduced to \$26,718,600.

BNA Hotel, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 095 00 0 118.00
2521 Elm Hill Pike, Nashville TN 37214

Motion to Change the Total Value to \$7,000,000, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value of \$1,960,200 and Improvement Value reduced to \$5,039,800.

Mud Tavern Properties, Limited, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 095 15 0 044.00
2350 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total Value of \$4,836,600, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value of \$1,659,600 and Improvement Value of \$3,177,000.

Vishnu Krupa, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 107 00 0 165.00
44 Rachel Dr, Nashville TN 37214

Motion to Change the Total Value to \$8,554,100, by Trey Lewis, second by Melba Jackson,
unanimously approved. Land Value of \$1,289,400 and Improvement Value reduced to \$7,264,700.

Habanero Partners, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 108 00 0 217.00
911 Airport Center Dr, Nashville TN 37214

Motion to Change the Total Value to \$7,300,000, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value of \$1,040,200 and Improvement Value reduced to \$6,259,800.

BNA Hotel Partnership, GP
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 108 01 0 058.00
721 Royal Pkwy, Nashville TN 37214

Motion to Change the Total Value to \$7,677,000, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value of \$1,176,100 and Improvement Value reduced to \$6,500,900.

Lodging Properties, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 108 01 0 079.00
720 Royal Pkwy, Nashville TN 37214

Motion to Change the Total Value to \$5,500,000, by Trey Lewis, second by Melba Jackson,
unanimously approved. Land Value of \$1,014,100 and Improvement Value reduced to \$4,485,900.

V. Adjournment of the Afternoon Meeting

Motion to adjourn by Melba Jackson, second by Trey Lewis, unanimously approved.

Meeting adjourned 3:20 PM.

ATTEST:

APPROVED:
