



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Friday May 6, 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 Ms. Glenda Chambers. Also present were Herman Ruben, Wes Thomas, and Pam Williams Ishie 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, Temporary Chair for this meeting, Motion by Glenda Chambers, second by Roger Farmer, unanimously approved.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

(Parcel originally heard on 11/9/2021)

Graymar Skyline LLC
Clint Carter with Aegis Group, LLC, appearing
Parcel ID 060 00 0 024.00
2815 Brick Church Pike, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

(Parcel Originally heard on 01/11/2022)

Curt Hahn
Ryan Cundiff with Marvin F. Poer and Company, appearing via Telephone
Parcel ID 081 04 0 237.00
810 Dominican Dr, Nashville TN 37228

Motion to No Change the Total Value of \$7,329,500, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$673,300 and Improvement Value of \$6,656,200.

(Parcel Originally heard on 01/11/2022)

(3 Parcels Heard Together)

Square Investment Holdings, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 093 02 3 156.00
201 Union St, Nashville TN 37201

Motion to No Change the Total Value of \$4,776,100, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$3,049,200 and Improvement Value of \$1,726,900.

Square Investment Holdings, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 093 02 4 003.00
222 2nd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$41,524,600, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$12,185,300 and Improvement Value of \$29,339,300.

Square Investment Holdings, LLC
Ryan Cundiff with Marvin F. Poer and Company, appearing
Parcel ID 093 02 4 006.00
214 2nd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$13,980,600, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$5,021,800 and Improvement Value of \$8,958,800.

(Parcel Originally heard on 02/03/2022)

Centrum-Argyle Limited Partnership
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 105 10 0 093.00
755 E. Argyle Ave, Nashville TN 37203

(Agreed by both Parties) Motion to Change the Total Value to \$5,366,800, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$2,640,000 and Improvement Value reduced to \$2,726,800.

(Parcel Originally heard on 02/07/2022)

Estate of Emmanuel Schatten, Trustees, ET AL
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 117 14 0 168.00
2021 Richard Jones Rd, Nashville TN 37215

(Agreed by both Parties) Motion to Change the Total Value to \$8,730,600, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$7,150,800 and Improvement Value reduced to \$1,579,800.

(Parcel Originally heard on 03/17/2022)

Joseph N. Barker, Trustee
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 2 076.00
138 2nd Ave N, Nashville TN 37201

(Agreed by both Parties) Motion to Change the Total Value to \$6,984,400, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$3,561,600 and Improvement Value reduced to \$3,422,800.

Young's Fashion Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 072 13 0 391.00
1411 Gallatin Ave, Nashville TN 37206

Motion to Change the Total Value to \$2,403,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$1,077,000 and Improvement Value reduced to \$1,326,000.

Yazdian Construction Co.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 086 00 0 308.00
5108 Old Hickory Blvd, Hermitage TN 37076

Motion to No Change the Total Value of \$5,002,800, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$883,400 and Improvement Value of \$4,119,400.

VB:RV Family Trust
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 12 0 315.00
1610 Church St, Nashville TN 37203

Motion to No Change the Total Value of \$7,416,400, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$5,684,600 and Improvement Value of \$1,731,800.

Williams Holdings, L.P.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 12 0 360.00
1501 Church St, Nashville TN 37203

Motion to No Change the Total Value of \$5,116,600, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$5,049,000 and Improvement Value of \$67,600.

Sam's General Merchandise, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 1 034.00
227 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total Value to \$1,596,660, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$1,522,500 and Improvement Value reduced to \$74,160.

The Elam Company
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 163 00 0 336.00
941 Bell Rd, Antioch TN 37219

Motion to No Change the Total Value of \$1,119,000, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$679,500 and Improvement Value of \$439,500.

(4 Parcels Heard Together)

Leonard Amdur & Peters Property Mgt.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 082 09 0 253.00
1220 Rosa L Parks Blvd, Nashville TN 37208

Motion to No Change the Total Land Value of \$1,269,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$1,269,000.

Leonard Amdur & K & L Properties Partnership
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 082 13 0 144.00
1216 Rosa L Parks Blvd, Nashville TN 37208

Motion to No Change the Total Land Value of \$504,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$504,000.

Leonard Amdur & K & L Properties Partnership
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 082 13 0 145.00
1214 Rosa L Parks Blvd, Nashville TN 37208

Motion to No Change the Total Land Value of \$600,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$600,000.

Karl E. Peters & Ann. M. Peters & Leonard Amdur
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 082 13 0 148.00
1210 Rosa L Parks Blvd, Nashville TN 37208

Motion to No Change the Total Value of \$1,749,600, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$1,728,000 and Improvement Value of \$21,600.

(4 Parcels Heard Together)

Lyle III, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 16 0 130.00
118 Lyle Ave, Nashville TN 37203

Motion to No Change the Total Value of \$871,500, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$862,600 and Improvement Value of \$8,900.

Lyle III, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 16 0 131.00
114 Lyle Ave, Nashville TN 37203

Motion to No Change the Total Value of \$1,223,200, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$1,210,700 and Improvement Value of \$12,500.

Lyle III, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 16 0 132.00
112 Lyle Ave, Nashville TN 37203

Motion to No Change the Total Value of \$948,800, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$940,900 and Improvement Value of \$7,900.

Lyle III, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 16 0 134.00
110 Lyle Ave, Nashville TN 37203

Motion to Change the Total Value to \$1,706,200, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$1,656,700 and Improvement Value reduced to \$50,000.

618 HCK, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 05 2 011.00
207 7th Ave N, Nashville TN 37219

Motion to Change the Total Value to \$5,355,000, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value reduced to \$5,354,000 and Improvement Value reduced to \$1,000.

Equitable Trust Company
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 3 012.00
132 Rosa L Parks Blvd, Nashville TN 37203

Motion to No Change the Total Value of \$4,567,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$4,541,300 and Improvement Value of \$25,700.

Harry O's Steakhouse, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 4 042.00
217 Broadway, Nashville TN 37201

Motion to No Change the Total Land Value of \$1,560,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$1,560,000.

AGB LLC & Wildcats LLC & Hall Avenue LLC ET AL
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 11 0 117.00
704 4th Ave S, Nashville TN 37210

Motion to No Change the Total Value of \$1,696,700, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$1,678,100 and Improvement Value of \$18,600.

AGB LLC & Wildcats LLC & Hall Avenue LLC ET AL
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 15 0 019.00
710 4th Ave S, Nashville TN 37210

Motion to No Change the Total Value of \$844,600, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$836,300 and Improvement Value of \$8,300.

AGB LLC & Wildcats LLC & Hall Avenue LLC ET AL
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 15 0 020.00
708 4th Ave S, Nashville TN 37210

Motion to No Change the Total Value of \$706,500, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$697,000 and Improvement Value of \$9,500.

Anthony J. Landsberg & Hayley H. Landsberg
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 130 02 0 153.00
4414 Iroquois Ave, Nashville TN 37205

Motion to Change the Total Value to \$2,650,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$1,403,400 and Improvement Value reduced to \$1,246,600.

Donna J. Phillips, Trustee
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 142 00 0 342.00
271 Old Hickory Blvd, Nashville TN 37221

Motion to Change the Total Land Value to \$258,800, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value reduced to \$258,800.

Paul Budslick
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 103 06 0 257.00
212 White Bridge Pike, Nashville TN 37209

Motion to Change the Total Value to \$2,459,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$1,081,700 and Improvement Value reduced to \$1,377,300.

James M. Holloran
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 103 01 0 026.00
6215 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$2,035,000, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$1,237,800 and Improvement Value of \$797,200.

V. Adjournment of the Meeting

Motion to adjourn by Glenda Chambers, second by Roger Farmer, unanimously approved.

Meeting adjourned 11:00 AM.

ATTEST:

APPROVED:
