



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday July 21, 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, Mr. Derrick Starks, Mr. Charley Hankla, and Mr. Carnell Scruggs. Also present were Herman Ruben, Beth Heathcock, Don Black, Craig Johnson, Paige Turner Shortsleeve, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the Minutes from the 07/18/2022 MBOE meeting and the 07/19/2022 MBOE Meeting, Motion by Lori Caste, second by Charley Hankla, unanimously approved.

IV. Appeals:

8:30 AM

Benevolent Healthcare Foundation
Clint Carter with The Aegis Group, LLC appearing
Parcel ID 092 07 0 293.00
2300 Clifton Ave, Nashville TN 37209

Motion to Change the Total Value to \$12,890,000, by Charley Hankla, second by Lori Caste, unanimously approved. Land Value of \$7,657,800 and Improvement Value reduced to \$5,232,200.

AMG 805 Lea, LLC
Clint Carter with The Aegis Group, LLC appearing
Parcel ID 093 10 0 040.00
805 Lea Ave, Nashville TN 37203

Motion to Change the Total Value to \$161,500,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land Value of \$9,016,800 and Improvement Value reduced to \$152,483,200.

9:00 AM

Amazon.com Services, Inc.
Scott Eckhardt with Amazon.com, appearing
Parcel ID 132 04 0 009.00
2960 Armory Dr, Nashville TN 37204

Motion to No Change the Total Value of \$35,549,200, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land Value of \$3,612,000 and Improvement Value of \$31,937,200.

9:45 AM

WSL-Philips Plaza, LLC
Russell Paine with Paradigm Tax Group
Parcel ID 093 02 3 188.00
414 Union St, Nashville TN 37219

At the request of the appellant, this appeal is hereby withdrawn.

10:00 AM

Paul M. Boles & Jaclyn R. Boles
Parcel ID 138 00 0 025.00
0 S Mount Juliet Rd, Hermitage TN 37076

Motion to continue this parcel to a date to be determined to allow the parties to work out an agreement, by Charley Hankla, second by Lori Caste, unanimously approved.

Paul M. Boles & Jaclyn R. Boles
Parcel ID 138 00 0 026.00
0 Couchville Pike, Hermitage TN 37076

Motion to continue this parcel to a date to be determined to allow the parties to work out an agreement, by Charley Hankla, second by Lori Caste, unanimously approved

Paul M. Boles & Jaclyn R. Boles
Parcel ID 138 00 0 101.00
0 Couchville Pike, Hermitage TN 37076

Motion to continue this parcel to a date to be determined to allow the parties to work out an agreement, by Charley Hankla, second by Lori Caste, unanimously approved

Paul M. Boles & Jaclyn R. Boles
Parcel ID 138 00 0 146.00
6110 S Mount Juliet Rd, Hermitage TN 37076

Motion to continue this parcel to a date to be determined to allow the parties to work out an agreement, by Charley Hankla, second by Lori Caste, unanimously approved

Paul M. Boles & Jaclyn R. Boles
Parcel ID 138 00 0 151.00
6100 S Mount Juliet Rd, Hermitage TN 37076

Motion to continue this parcel to a date to be determined to allow the parties to work out an agreement, by Charley Hankla, second by Lori Caste, unanimously approved

10:45 AM

HCA Health Services of Tennessee, Inc.
Ralph Mainland with Altus Group, appearing
Parcel ID 092 11 0 377.00
345 24th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$10,233,100, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land Value of \$10,073,300 and Improvement Value of \$159,800.

HCP MOP LLC
Ralph Mainland with Altus Group, appearing
Parcel ID 092 11 0 390.00 003
2400 Patterson St, Nashville TN 37203

Motion to No Change the Total Value of \$36,184,500, by Lori Caste, second by Charley Hankla, unanimously approved. Land Value of \$6,588,400 and Improvement Value of \$29,596,100.

HCA Health Services of Tennessee, Inc.
Ralph Mainland with Altus Group, appearing
Parcel ID 092 11 0 390.00 004
2400 Parman Pl, Nashville TN 37203

Motion to No Change the Total Land Value of \$5,336,100 by Charley Hankla, second by Lori Caste, unanimously approved. Land Value of \$5,336,100.

Cambridge Nashville Med Center, L.P.
Ralph Mainland with Altus Group, appearing
Parcel ID 092 14 0B 003.00
8 City Blvd, Nashville TN 37209

Motion to No Change the Total Value of \$46,193,000 by Charley Hankla, second by Lori Caste, unanimously approved. Land Value of \$5,570,800 and Improvement Value of \$40,622,200.

V. Adjournment of the Morning Meeting

Motion to adjourn by Lori Caste, second by Charley Hankla, unanimously approved.

Meeting adjourned 11:58 AM.

VI. Call To Order-Afternoon Meeting

VII. Roll Call

Members present included: Ms. Melba Jackson, Mr. Bob Notestine, Ms. Glenda Chambers, and Ms. Jacqueline Kelly. Also present were Herman Ruben, Beth Heathcock, and Wes Thomas, with the Office of the Property Assessor.

1:00 PM

Cowan Street Properties
Jason Armstrong with Weaver and Tidwell LP, appearing
Parcel ID 082 10 0 062.00
500 Cowan St, Nashville TN 37207

Motion to No Change the Total Value of \$44,202,900, by Glenda Chambers, second by Melba Jackson, unanimously approved. Land Value of \$35,136,600 and Improvement Value of \$9,066,300.

1:15 PM

Magdalene Barnett
Robert Barnett, appearing
Parcel ID 050 00 0 034.00
3544 Barnett Dr, Nashville TN 37207

Motion to Change the Total Value to \$198,000, by Melba Jackson, second by Glenda Chambers, unanimously approved. Land Value of \$75,000 and Improvement Value reduced to \$123,000.

Alvin R. Barnett, ET UX
Robert Barnett, appearing
Parcel ID 050 00 0 082.00
3540 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$624,000, by Melba Jackson, second by Glenda Chambers, unanimously approved. Land Value of \$130,200 and Improvement Value reduced to \$493,800.

2:15 PM

Sista and Sons LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 075 00 0 214.00
4005 Lebanon Pike, Nashville TN 37076

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

National Retail Properties, Inc.
Shawn Lynch with Altus Group, appearing
Parcel ID 080 00 0 075.00
7106 Centennial Blvd, Nashville TN 37209

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

LR Nash LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 082 12 0 028.00
809 Main St, Nashville TN 37206

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

Charlotte Avenue Retail, LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 091 12 4B 001.00
408 42nd Ave N , Nashville TN 37209

Motion to Change the Total Value to \$4,500,000, by Melba Jackson, second by Glenda Chambers, unanimously approved. Land Value of \$1,279,100 and Improvement Value reduced to \$3,220,900.

Charlotte Medical Plaza, LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 091 12 4B 002.00
410 42nd Ave N , Nashville TN 37209

Motion to No Change the Total Value of \$19,497,600, by Melba Jackson, second by Glenda Chambers, unanimously approved. Land Value of \$3,131,400 and Improvement Value of \$16,366,200.

O.I.C. Lindsey Corner Condominium
Shawn Lynch with Altus Group, appearing
Parcel ID 091 12 4B 900.00
410 B 42nd Ave N, Nashville TN 37209

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

Carney Estates, LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 091 16 0 013.00
4400 Charlotte Ave, Nashville TN 37209

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

PBONE Artisan LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 092 16 0 323.00
819 18th Ave S , Nashville TN 37203

Motion to No Change the Total Value of \$38,238,200, by Glenda Chambers, second by Melba Jackson, unanimously approved. Land Value of \$5,355,000 and Improvement Value of \$32,883,200.

TRIMAC 401 Church Property Owner, LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 093 06 1 089.00
401 Church St , Nashville TN 37219

Motion to Change the Total Value to \$50,500,000, by Glenda Chambers, second by Melba Jackson, unanimously approved. Land Value of \$10,563,000 and Improvement Value reduced to \$39,937,000.

Circle South Holdings (TN), LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 093 10 0 058.00
512 8th Ave S, Nashville TN 37203

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

Circle South Holdings (TN), LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 093 10 0 060.00
500 8th Ave S, Nashville TN 37203

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

Circle South Holdings (TN), LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 093 10 0 061.00
711 Lea Ave, Nashville TN 37203

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

Circle South Holdings (TN), LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 093 10 0 067.00
712 Lea Ave, Nashville TN 37203

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

SPIVA/Hill Management & Investment, LLC
Shawn Lynch with Altus Group, appearing
Parcel ID 105 12 0 052.00
510 Interstate Blvd S, Nashville TN 37210

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

2535 Franklin Road Partners
Shawn Lynch with Altus Group, appearing
Parcel ID 118 02 0 074.00
2535 8th Ave S, Nashville TN 37204

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

VIII. Adjournment of the Afternoon Meeting

Motion to adjourn by Jacqueline Kelly, second by Glenda Chambers, unanimously approved.

Meeting adjourned 3:00 PM.

ATTEST:

APPROVED:
