



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Friday July 22, 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, Ms. Glenda Chambers, and Mr. Carnell Scruggs. Also present were Herman Ruben, Mark Gwinn, and Pam Williams Ishie, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair present at today's meeting, the MBOE elected Ms. Deb Dawson Temporary Chair for this meeting, Motion by Glenda Chambers, second by Carnell Scruggs, unanimously approved.

III. Review and Approval of Minutes

IV. Appeals:

8:30 AM

Smith Estates, LLC
Parcel ID 082 12 4C 001.00
904 A Ramsey St, Nashville TN 37206

The appellant did not show up. This office did not receive a call nor an email from the appellant.

Smith Estates, LLC
Parcel ID 082 12 4C 002.00
904 B Ramsey St, Nashville TN 37206

The appellant did not show up. This office did not receive a call nor an email from the appellant.

Smith Estates, LLC
Parcel ID 082 12 4C 003.00
904 C Ramsey St, Nashville TN 37206

The appellant did not show up. This office did not receive a call nor an email from the appellant.

Smith Estates, LLC
Parcel ID 082 12 4C 004.00
904 D Ramsey St, Nashville TN 37206

The appellant did not show up. This office did not receive a call nor an email from the appellant.

9:00 AM

Anita Davis
Anita Davis, appearing
Parcel ID 050 06 0 008.00
3469 Brick Church Pike, Nashville TN 37207

Motion to allow the Office of the Property Assessor to conduct a Field Review to determine whether or not the property is a Single Family Residence and not a Duplex being currently classified as Commercial, by Carnell Scruggs, second by Glenda Chambers, unanimously approved.

****NOTE**** While the other appeals were happening this morning, an appraiser went out to the above-referenced parcel and it was determined that in fact the property should be classified as Residential and a Single Family Residence, not a Duplex.

As a result of the class change to Residential and based on the comps provided by the Office of the Property Assessor, the value of the parcel shall increase to \$226,200. Motion by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$55,000 and Improvement Value of \$171,200.

9:15 AM

Google Fiber TN LLC
Jeff Binkley with Google Fiber
PP Account No. 166393
Urban Services District, Nashville TN

At the request of the appellant, this appeal is hereby continued until 08/01/2022 @10:45 AM.

10:00 AM

AREC 42, LLC
Terri Patton (person who called to schedule the Appeal)
Parcel ID 034 09 0 176.00
1515 Gallatin Pike, Madison TN 37115

The appellant did not show up. This office did not receive a call nor an email from the appellant.

10:15 AM

105 Nashville, LLC
Josh Malancuk with JM Tax Advocates, appearing
Parcel ID 108 02 0 113.00
832 Royal Pkwy, Nashville TN 37214

Motion to No Change the Total Value of \$11,856,700, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,249,300 and Improvement Value of \$10,607,400.

10:30 AM

Seven Bells, LLC
Alan Gibson with Valbridge Property Advisors, appearing
Parcel ID 161 00 0 231.00
5841 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$4,417,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value reduced to \$2,671,300 and Improvement Value of \$1,745,700.

10:45 AM

Ralph M. Crary, ET UX
Ralph Crary, appearing
Parcel ID 018 07 0 034.00
102 Utley Dr, Goodlettsville TN 37072

Motion to allow the Office of the Property Assessor to conduct a Field Review to determine the condition of the Improvement on Card 2 of the parcel, by Roger Farmer, second by Glenda Chambers, unanimously approved.

11:15 AM

Camden Music Row, LLC
Lindsey Walker Hillis, with Property Tax Consultants, LLC appearing
Parcel ID 093 13 0 574.00
1515 Demonbreun St, Nashville TN 37203

Motion to continue to a date to be determined to allow the appellant to provide a copy of the Closing statement from the sale of this parcel, by Glenda Chambers, second by Carnell Scruggs, unanimously approved.

Brittany Hall Apartments, L.L.C.
Lindsey Walker Hillis, with Property Tax Consultants, LLC appearing
Parcel ID 106 00 0 130.00
120 Millwood Dr, Nashville TN 37217

Motion to No Change the Total Value of \$25,625,100, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$2,244,000 and Improvement Value of \$23,381,100.

V. Adjournment of the Meeting

Motion to adjourn by Glenda Chambers, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 11:56 AM.

ATTEST:

APPROVED:
