



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday July 27, 2022

9:00 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. Trey Lewis, Mr. Derrick Starks, and Mr. Carnell Scruggs. Also present were Herman Ruben, Pam Williams Ishie, Craig Johnson, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the Minutes from the MBOE meeting from 07/25/2022, Motion by Lori Caste, second by Carnell Scruggs, unanimously approved.

IV. Appeals:

9:00 AM

Chayton Enterprises, Inc.
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 026 06 0B 023.00
401 Windsor Green Ct, Goodlettsville TN 37072

Motion to No Change the Total Value of \$3,594,800, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$501,800 and Improvement Value of \$3,093,000.

SROA 719 Rivergate TN, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 026 13 0 028.00
719 Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total Value of \$7,312,100, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$972,300 and Improvement Value of \$6,339,800.

SROA 719 Rivergate TN, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 026 13 0 070.00
713 Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total Value of \$2,362,400, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$330,000 and Improvement Value of \$2,032,400.

Titanville LL, LP
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 070 16 0 014.00
44 Vantage Way, Nashville TN 37228

Motion to No Change the Total Land Value of \$6,139,300, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$6,139,300.

Robert Orr/Sysco Food Services Co.
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 079 00 0 018.00
1 Hermitage Plaza, Nashville TN 37209

Motion to No Change the Total Value of \$22,930,300, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$2,930,300 and Improvement Value of \$20,540,000.

Surgicare of Nashville, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 092 12 0 139.00
1717 Patterson St, Nashville TN 37203

Motion to No Change the Total Value of \$10,310,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$7,437,500 and Improvement Value of \$2,872,500.

CP Fresh Hotel, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 093 05 2 016.00
623 Union St, Nashville TN 37219

Motion to No Change the Total Value of \$103,549,400, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$17,319,400 and Improvement Value of \$86,230,000.

1222 Demonbreun, LP
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 093 09 0E 001.00
1222 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$117,597,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$11,499,900 and Improvement Value of \$106,097,100.

7th Avenue Nashville Hotel Owner, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 093 10 0 484.00
710 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$192,446,700, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land Value of \$24,306,300 and Improvement Value of \$168,140,400.

XHR Nashville Gulch, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 093 13 0 090.00
300 12th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$167,009,900, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$15,159,000 and Improvement Value of \$151,850,900.

(5 Parcels Heard Together)

Michael D Shmerling Partners, GP
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 094 00 0 069.00
1307 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total Value of \$2,475,800, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$600,000 and Improvement Value of \$1,875,800.

Michael D Shmerling Partners, GP
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 094 00 0 072.00
1309 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total Value of \$657,500, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$600,000 and Improvement Value of \$57,500.

SHM Holdings, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 094 00 0 073.00
1403 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total Value of \$613,200, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$585,000 and Improvement Value of \$28,200.

Michael D Shmerling Partners, GP
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 094 00 0 171.00
1301 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total Value of \$5,452,700, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$5,310,000 and Improvement Value of \$142,700.

SHM Holdings, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 094 00 0 204.00
0 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total Land Value of \$2,235,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$2,235,000.

Village 21 Investment Partners, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 104 08 0 146.00
1628 21st Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$3,627,100, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$1,470,100 and Improvement Value of \$2,157,000.

(2 Parcels Heard Together)

Nashland LL, LP
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 107 00 0 112.00
565 Marriott Dr, Nashville TN 37214

Motion to No Change the Total Land Value of \$4,029,300, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$4,029,300.

Nashland TT, LP
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 107 00 0 112.00 001
0 Marriott Dr, Nashville TN 37214

Motion to Change the Total Improvement Value to \$28,300,000, by Lori Caste, second by Trey Lewis, unanimously approved. Improvement Value reduced to \$28,300,000.

Bellevue Apartment Owner, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 128 00 0 126.00
1000 Amberwood Cir, Nashville TN 37221

Motion to No Change the Total Value of \$34,820,200, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$2,475,000 and Improvement Value of \$32,345,200.

RPT Realty, LP
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 142 00 0 215.00
7657 Highway 70 S, Nashville TN 37221

Motion to Change the Total Value to \$10,430,000, by Lori Caste, second by Trey Lewis, unanimously approved. Land Value of \$3,535,200 and Improvement Value reduced to \$6,894,800.

Southpoint, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 160 00 0 211.00
2000 Health Park Dr, Brentwood TN 37027

Motion to No Change the Total Value of \$94,776,900, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$27,505,000 and Improvement Value of \$67,271,900.

Waterleaf at Antioch Apartments, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 163 00 0 416.00
2901 Old Franklin Rd, Antioch TN 37013

Motion to Continue this parcel to a date to be determined to allow both sides to discuss the percentage of completion of this parcel (new Apartment complex), Motion by Lori Caste, second by Trey Lewis, unanimously approved.

V. Adjournment of the Morning Meeting

Motion to adjourn by Lori Caste, second by Trey Lewis, unanimously approved.

Meeting adjourned 10:50 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call

Members present included: Ms. Sharon Emerson, Ms. Melba Jackson, Mr. Bob Notestine, Ms. Jacqueline Kelly, and Mr. Charley Hankla. Also present were Herman Ruben, Craig Johnson, and Wes Thomas, with the Office of the Property Assessor.

Appeals:

1:00 PM

****NOTE**** This appeal was continued earlier this morning. After the adjournment of the morning meeting, both parties got together to discuss the parcel. The decision below is based off of the conversation the parties had.

Waterleaf at Antioch Apartments, LLC
Caitlyn Milks and Claire Jirasevijinda, with Ryan, LLC, appearing
Parcel ID 163 00 0 416.00
2901 Old Franklin Rd, Antioch TN 37013

Motion to No Change the Total Value of \$59,648,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value of \$3,494,400 and Improvement Value of \$56,153,600.

ECG Hickory Lake, L.P.
John McDonald, Attorney with Evans, Jones & Reynolds, appearing
Parcel ID 148 00 0 158.00
3940 Apache Trail, Antioch TN 37013

Motion to continue this parcel to 08/01/2022 to allow the appellant to provide information to the Office of the Property Assessor related to the LIHTC (Low Income Housing Tax Credits), Motion by Sharon Emerson, second by Melba Jackson, unanimously approved.

ECG Hickory Lake, L.P.
John McDonald, Attorney with Evans, Jones & Reynolds, appearing
Parcel ID 148 00 0 172.00
3938 Apache Trail, Antioch TN 37013

Motion to continue this parcel to 08/01/2022 to allow the appellant to provide information to the Office of the Property Assessor related to the LIHTC (Low Income Housing Tax Credits), Motion by Sharon Emerson, second by Melba Jackson, unanimously approved.

Park at Hillside, LLC
John McDonald, Attorney with Evans, Jones & Reynolds, appearing
Parcel ID 105 05 0 355.00
1501 Hillside Ave, Nashville TN 37203

Motion to No Change the Total Value of \$11,552,400, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$11,423,100 and Improvement Value of \$129,300.

Park at Hillside, LLC
John McDonald, Attorney with Evans, Jones & Reynolds, appearing
Parcel ID 105 05 0 511.00
1430 Hillside Ave, Nashville TN 37203

Motion to No Change the Total Value of \$6,763,100, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$6,703,900 and Improvement Value of \$59,200.

Plaza Mariachi, LLC
John McDonald, Attorney with Evans, Jones & Reynolds, appearing
Parcel ID 133 15 0 145.00
3941 Nolensville Pike, Nashville TN 37211

Motion to continue this parcel to 08/01/2022 to allow the appellant to provide information to the Office of the Property Assessor related to the square footage, Motion by Melba Jackson, second by Sharon Emerson, unanimously approved.

Plaza Mariachi, LLC
John McDonald, Attorney with Evans, Jones & Reynolds, appearing
Parcel ID 133 15 0 154.00
3955 Nolensville Pike, Nashville TN 37211

Motion to continue this parcel to 08/01/2022 to allow the appellant to provide information to the Office of the Property Assessor related to the square footage, Motion by Melba Jackson, second by Sharon Emerson, unanimously approved.

VIII. Adjournment of the Afternoon Meeting

Motion to adjourn by Melba Jackson, second by Sharon Emerson, unanimously approved.

Meeting adjourned 2:10 PM.

ATTEST:

APPROVED:
