



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Thursday August 11, 2022

8:30 AM

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 2nd Avenue South, Suite 210

I. Call To Order

II. Roll Call

Members present included: Ms. Sharon Emerson, Ms. Glenda Chambers, Mr. Derrick Starks, and Mr. Carnell Scruggs. Also present were Herman Ruben, Wes Thomas, Craig Johnson, and Paige Turner Shortsleeve, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

OP Riverview Property, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 070 11 0 008.00  
545 Mainstream Dr, Nashville TN 37228

Motion to No Change the Total Value of \$12,883,000, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$2,358,400 and Improvement Value of \$10,524,600.

Ivy Building QOZB LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 071 13 0 004.00  
2 Vantage Way, Nashville TN 37228

Motion to No Change the Total Value of \$14,898,800, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$3,136,300 and Improvement Value of \$11,762,500.

Fifth and Church Investors, LLC Et AL  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 06 1 040.00  
201 Rep John Lewis Way N, Nashville TN 37219

Motion to No Change the Total Value of \$17,227,000, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$5,575,000 and Improvement Value of \$11,652,000.

One22One Investment Partners, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 09 0 155.00  
1221 Broadway, Nashville TN 37203

Motion to continue this parcel until tomorrow, 08/12/2022 @8:30 AM, by Glenda Chambers, second by Carnell Scruggs, unanimously approved.

3200 Park Drive, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 104 02 0 216.00  
3200 Park Drive, Nashville TN 37203

Motion to Change the Total Value to \$20,000,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$16,204,400 and Improvement Value reduced to \$3,795,600.

RRMPS Partners  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 104 15 0 222.00  
2301 21<sup>st</sup> Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$6,642,500, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$3,239,000 and Improvement Value of \$3,403,500.

Nashville Metropolitan LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 120 00 0 155.00  
3301 McGavock Pike, Nashville TN 37217

Motion to No Change the Total Value of \$17,754,000, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$1,865,600 and Improvement Value of \$15,888,400.

Harold E Crye Revocable Living Trust  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 064 16 0 014.00  
4723 Andrew Jackson Pkwy, Hermitage TN 37076

Motion to No Change the Total Value of \$1,952,600, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$496,600 and Improvement Value of \$1,456,000.

MTP Voorhees-700 8<sup>th</sup> Ave South, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 14 0 226.00  
700 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$11,159,200, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$5,989,500 and Improvement Value of \$5,169,700.

HKM, LTD.  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 104 02 0 267.00  
209 29<sup>th</sup> Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$1,333,500, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value of \$750,000 and Improvement Value of \$583,500.

Rose Creek GP  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 104 08 0 136.00  
1900 Wedgewood Ave, Nashville TN 37212

Motion to Change the Total Value to \$830,000, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land Value of \$784,100 and Improvement Value reduced to \$45,900.

Mainland Acklen, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 104 12 0 034.00  
1908 Acklen Ave #100, Nashville TN 37212

Motion to Change the Total Value to \$2,250,000, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value of \$1,856,000 and Improvement Value reduced to \$394,000.

3LS Properties, Inc.  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 134 00 0 226.00  
301 S Perimeter Park Dr, Nashville TN 37211

Motion to Change the Total Value to \$7,730,000, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land Value of \$1,770,100 and Improvement Value reduced to \$5,959,900.

Payman Zad & Farnaz Esmaeili  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 034 00 0 043.00  
1303 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$1,000,000, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land Value of \$424,700 and Improvement Value reduced to \$575,300.

Farhad Davachi & Mehrnoosh Davachi  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 103 02 0 114.00  
277 White Bridge Pike, Nashville TN 37209

Motion to No Change the Total Value of \$2,781,100, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$1,777,200 and Improvement Value of \$1,003,900.

Ashraf Rezaei  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 119 09 0 049.00  
2708 Grandview Ave, Nashville TN 37211

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

Jay Arbuda, Inc.  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 025 04 0 100.00  
219 S Main St, Goodlettsville TN 37072

Motion to Change the Total Value to \$810,000, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value of \$180,000 and Improvement Value reduced to \$630,000.

3LS Properties, Inc.  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 026 00 0 146.00  
740 Conference Dr, Goodlettsville TN 37072

Motion to Change the Total Value to \$2,634,800, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value of \$846,800 and Improvement Value reduced to \$1,788,000.

Tennessee Processing Center LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 060 13 0 217.00  
420 Woodfolk Ave, Nashville TN 37207

Motion to No Change the Total Value of \$34,594,100, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$3,836,000 and Improvement Value of \$30,758,100.

Dragonfly Property, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 105 07 1B 104.00  
610 Merritt Ave, Nashville TN 37203

Motion to Change the Total Value to \$1,115,000, by Sharon Emerson, second by Glenda Chambers, unanimously approved. Land Value of \$75,000 and Improvement Value reduced to \$1,040,000.

Green Hills Mall TRG LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 117 14 0 174.00  
3813 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$22,000,000, by Glenda Chambers, second by Sharon Emerson, unanimously approved. Land Value of \$9,298,100 and Improvement Value of \$12,701,900.

Ashok Patel  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 183 00 0 085.00  
900 Firestone Pkwy, LaVergne TN 37086

Motion to No Change the Total Value of \$1,925,100, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land Value of \$496,600 and Improvement Value of \$1,428,500.

V. Adjournment of the Meeting

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

Meeting adjourned 11:09 AM.

**ATTEST:**

**APPROVED:**

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