



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Friday August 12, 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. Deb Dawson, Ms. Glenda Chambers, Mr. Derrick Starks, and Mr. Carnell Scruggs. Also present were Herman Ruben, Wes Thomas, and Paige Turner Shortsleeve, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the Minutes from the MBOE Meetings of August 9, 2022, and August 10, 2022, by Glenda Chambers, second by Carnell Scruggs, unanimously approved.

IV. Appeals:

8:30 AM

Artunian Family Trust 1979 & Artunian Trust & Et Al  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 034 06 0 035.00  
741 Myatt Dr, Madison TN 37115

Motion to No Change the Total Value of \$1,797,100, by Deb Dawson, second by Carnell Scruggs, unanimously approved. Land Value of \$897,300 and Improvement Value of \$899,800.

John W. Ellis, Jr., Julie E. Hill, & Henry B. Ellis  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 042 12 0 073.00  
331 Gallatin Pike N, Madison TN 37115

Motion to No Change the Total Value of \$14,546,300, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$4,000,600 and Improvement Value of \$10,545,700.

NWI Warehouse Group II, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 050 10 0B 001.00  
3300 Briley Park Blvd S, Nashville TN 37207

Motion to No Change the Total Value of \$17,196,400, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$687,500 and Improvement Value of \$16,508,900.

Duke Realty, LP  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 050 10 0B 002.00  
3438 Briley Park Blvd N, Nashville TN 37207

Motion to No Change the Total Value of \$41,392,500, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$1,934,500 and Improvement Value of \$39,458,000.

NWI Warehouse Group II, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 050 10 0B 003.00  
0 Brick Church Ln, Nashville TN 37207

Motion to No Change the Total Land Value of \$30,000, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$30,000.

Madison Center Partners, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 051 00 0 180.00  
1508 Gallatin Pike, Madison TN 37115

At the request of the appellant, this appeal is hereby withdrawn.

WWCD QOZB LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 081 16 0 353.00  
1300 Jefferson St, Nashville TN 37208

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

Slate Ridge Holdings, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 086 00 0 762.00  
5201 Old Hickory Blvd, Hermitage TN 37076

Motion to No Change the Total Value of \$1,716,300, by Deb Dawson, second by Glenda Chambers, unanimously approved. Land Value of \$784,100 and Improvement Value of \$932,200.

217 Third Owners LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 02 3 154.00  
217 3<sup>rd</sup> Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$13,887,300, by Carnell Scruggs, second by Deb Dawson, unanimously approved. Land Value of \$6,842,200 and Improvement Value of \$7,045,100.

215 Third Owners LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 02 3 163.00  
215 3<sup>rd</sup> Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$1,937,300, by Carnell Scruggs, second by Deb Dawson, unanimously approved. Land Value of \$1,926,400 and Improvement Value of \$10,900.

L & C Garage Owner, LLC & L & C Garage Owner II, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 06 1 091.00  
148 Rep John Lewis Way N, Nashville TN 37219

Motion to No Change the Total Value of \$8,059,800, by Carnell Scruggs, second by Deb Dawson, unanimously approved. Land Value of \$3,549,000 and Improvement Value of \$4,510,800.

L & C Garage Owner, LLC & L & C Garage Owner II, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 06 1 092.00  
144 Rep John Lewis Way N, Nashville TN 37219

Motion to No Change the Total Value of \$8,561,400, by Carnell Scruggs, second by Deb Dawson, unanimously approved. Land Value of \$3,844,800 and Improvement Value of \$4,716,600.

LDR, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 08 0 035.00  
615 Davidson St, Nashville TN 37213

Motion to No Change the Total Value of \$12,977,800, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$2,596,200 and Improvement Value of \$10,381,600.

Auto Nashville Hotel, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 10 0 008.00  
131 8<sup>th</sup> Ave S, Nashville TN 37203

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

Auto Nashville Hotel, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 10 0 009.00  
127 8<sup>th</sup> Ave S, Nashville TN 37203

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

PR II/SH Peabody Union Apartments Owners, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 11 0 256.00  
30 Peabody St, Nashville TN 37201

Motion to No Change the Total Value of \$36,250,900, by Carnell Scruggs, second by Deb Dawson, unanimously approved. Land Value of \$35,832,600 and Improvement Value of \$418,300.

MTP Antiqu-606 8<sup>th</sup> Ave South  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 14 0 222.00  
606 8<sup>th</sup> Ave S, Nashville TN 37203

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

Nashville OZ Propco IV LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 093 14 0 531.00  
931 6<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$11,007,100, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$6,054,900 and Improvement Value of \$4,952,200.

Woody & Joyce Welch Family, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 106 05 0 118.00  
414 Woodycrest Ave, Nashville TN 37210

Motion to No Change the Total Value of \$3,170,300, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$878,200 and Improvement Value of \$2,292,100.

Duke Realty Melrose Avenue, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 118 08 0 259.00  
701 Melrose Ave, Nashville TN 37211

Motion to No Change the Total Value of \$12,659,500, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$2,734,000 and Improvement Value of \$9,925,500.

Miss Kitty's Bed & Bath, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 132 07 0 061.00  
4308 Kenilwood Dr, Nashville TN 37204

Motion to No Change the Total Value of \$1,980,200, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$948,700 and Improvement Value of \$1,031,500.

Kurt & Brandi Richards  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 134 00 0 118.00  
1234 Antioch Pike, Nashville TN 37211

Motion to No Change the Total Value of \$858,000, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$130,700 and Improvement Value of \$727,300.

Space Park South, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 134 00 0 318.00  
101 Space Park South Dr, Nashville TN 37211

Motion to No Change the Total Value of \$10,435,900, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$395,000 and Improvement Value of \$10,040,900.

Edward Ivy  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 148 00 0 296.00  
1506 Antioch Pike, Antioch TN 37013

Motion to No Change the Total Value of \$10,213,800, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$784,100 and Improvement Value of \$9,429,700.

Slate Ridge Holdings, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 156 09 0A 012.00  
8002 Highway 100, Nashville TN 37221

Motion to No Change the Total Value of \$1,272,900, by Deb Dawson, second by Glenda Chambers, unanimously approved. Land Value of \$702,500 and Improvement Value of \$570,400.

Slate Ridge Holdings, LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 181 00 0 292.00  
6704 Nolensville Pike, Brentwood TN 37027

Motion to No Change the Total Value of \$1,964,800, by Deb Dawson, second by Glenda Chambers, unanimously approved. Land Value of \$1,323,300 and Improvement Value of \$641,500.

CRP/WP Alta Nations Owner LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 091 00 0 032.00  
1720 61<sup>st</sup> Ave N, Nashville TN 37209

Motion to No Change the Total Land Value of \$2,369,200, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$2,369,200.

CRP/WP Alta Nations Owner LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Parcel ID 091 00 0 057.00  
5800 Centennial Blvd, Nashville TN 37209

Motion to No Change the Total Value of \$38,067,900, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$5,351,300 and Improvement Value of \$32,716,600.

One2One Investments 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 No Change the Total Value of \$85,015,200, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$10,062,300 and Improvement Value of \$74,952,900.

CRP/WP Alta Metro Center Owner LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Caroline Wilks with Wood Partners appearing via Telephone  
Parcel ID 071 13 0 006.00  
115 Great Circle Rd, Nashville TN 37228

Motion to No Change the Total Value of \$20,757,800, by Deb Dawson, second by Glenda Chambers, unanimously approved. Land Value of \$7,600,000 and Improvement Value of \$13,157,800.

CRP/WP Alta Metro Center Owner LLC  
Richard Hunt and Caren Nichol with Evans & Petree PC, appearing  
Caroline Wilks with Wood Partners appearing via Telephone  
Parcel ID 071 13 0 018.00  
0 Cumberland Bend, Nashville TN 37228

Motion to No Change the Total Value of \$2,167,500, by Deb Dawson, second by Glenda Chambers, unanimously approved. Land Value of \$2,164,100 and Improvement Value of \$3,400.

Camden Music Row, LLC  
(Originally heard on 07/22/2022 with Lindsey Hillis, appearing)  
Parcel ID 093 13 0 574.00  
1515 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$163,531,900, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$15,093,500 and Improvement Value of \$148,438,400.

Paul M. Boles & Jaclyn R. Boles  
(Originally heard on 07/21/2022 with Paul Boles, appearing)  
Parcel ID 138 00 0 025.00  
0 S Mount Juliet Rd, Hermitage TN 37076

Motion to Change the Total Market Value to \$310,550, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Market Land Value of \$310,550.

Paul M. Boles & Jaclyn R. Boles  
(Originally heard on 07/21/2022 with Paul Boles, appearing)  
Parcel ID 138 00 0 026.00  
0 Couchville Pike, Hermitage TN 37076

Motion to Change the Total Market Value to \$340,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Market Land Value of \$340,000.

Paul M. Boles & Jaclyn R. Boles  
(Originally heard on 07/21/2022 with Paul Boles, appearing)  
Parcel ID 138 00 0 101.00  
0 Couchville Pike, Hermitage TN 37076

Motion to No Change the Total Market Value to \$500, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Market Land Value of \$500.

Paul M. Boles & Jaclyn R. Boles  
(Originally heard on 07/21/2022 with Paul Boles, appearing)  
Parcel ID 138 00 0 146.00  
6110 S Mount Juliet Rd, Hermitage TN 37076

Motion to Change the Total Market Value to \$178,200, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Market Value of \$178,200.

Paul M. Boles & Jaclyn R. Boles  
(Originally heard on 07/21/2022 with Paul Boles, appearing)  
Parcel ID 138 00 0 151.00  
6100 S Mount Juliet Rd, Hermitage TN 37076

Motion to Change the Total Market Value to \$976,700, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Market Value of \$976,700.

V. New Business:

- A) 2022 Assessor Recommendations-Personal Property Inactive Accounts: Motion by Glenda Chambers, second by Carnell Scruggs, unanimously approved, to approve the aforementioned list.
- B) 2022 Assessor Recommendations-Personal Property Accounts: Motion by Glenda Chambers, second by Carnell Scruggs, unanimously approved, to approve the aforementioned list.
- C) 2022 Assessor Recommendations-Real Property: Motion by Glenda Chambers, second by Carnell Scruggs, unanimously approved, to approve the aforementioned list.
- D) 2022 Hearing Officer Recommendations-Real Property: Motion by Glenda Chambers, second by Carnell Scruggs, unanimously approved, to approve the aforementioned list.

VI. Adjournment of the Meeting

Motion to adjourn by Deb Dawson, second by Glenda Chambers, unanimously approved.

Meeting adjourned 10:55 AM.

**ATTEST:**

**APPROVED:**

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