



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday July 10, 2023

8:30 A.M. & 1:00 PM

Property Assessor's Office, Howard Office Building, 2nd Floor,
700 President Ronald Reagan Way, Suite 210

I. Call To Order

II. Roll Call

Members present included: Mr. Charles Hankla, Ms. Glenda Chambers, and Mr. Carnell Scruggs. Also present were Herman Ruben, Randy Ward, Gabe Martin, and Pam Williams Ishie with the Office of the Property Assessor and Lexie Ward with Metro Legal. Also present providing testimony for the Appellants, Adam Klenk with Capstone Apartment Partners.

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the MBOE elected a Temporary Chair for this meeting; Motion by Charley Hankla, second by Carnell Scruggs, unanimously approved.

III. Review and Approval of Minutes

Motion by Charles Hankla, second by Carnell Scruggs, unanimously approved, to approve the minutes from the June 1, 2023, MBOE meeting.

IV. Public Comment Period

V. Appeals:

8:30 AM

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0 396.00
30 McFerrin Ave, Nashville TN 37206

Motion to change the Total value to \$8,235,900, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$1,785,500 and Improvement value reduced to \$6,450,900. (This value is applying the Sale Ratio of 0.7143)

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 001.00
52 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$294,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$254,000.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 002.00
50 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$294,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$254,000.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 003.00
48 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$294,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$254,000.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 004.00
46 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$294,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$254,000.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 005.00
44 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$294,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$254,000.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 006.00
42 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$294,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$254,000.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 007.00
40 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$294,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$254,000.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 008.00
38 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$294,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$254,000.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 009.00
36 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$294,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$254,000.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 010.00
34 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$294,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$254,000.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 011.00
32 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$294,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$254,000.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 012.00
936 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,500, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,500.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 013.00
934 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,500, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,500.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 014.00
932 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,500, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,500.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 015.00
930 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,500, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,500.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 016.00
928 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,500, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,500.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 017.00
912 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,100, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,100.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 018.00
914 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,100, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,100.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 019.00
916 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,100, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,100.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 020.00
918 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,100, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,100.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 021.00
920 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,100, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,100.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 022.00
922 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,100, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,100.

Amplify Equities LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 12 0C 023.00
924 Ramsey St, Nashville TN 37206

Motion to No Change the Total value of \$211,100, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$40,000 and Improvement value of \$171,100.

(2 Parcels Heard Together)

Elm Hill Holdings LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 095 00 0 103.00
2601 Elm Hill Pike, Nashville TN 37214

Motion to change the Total value to \$3,089,700, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$1,552,500 and Improvement value reduced to \$1,537,200. (This value is applying the Sale Ratio of 0.7143)

Elm Hill Holdings LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 095 00 0 117.00
2531 Elm Hill Pike, Nashville TN 37214

Motion to change the Total value to \$2,285,400, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$784,100 and Improvement value reduced to \$1,501,300. (This value is applying the Sale Ratio of 0.7143)

(2 Parcels Heard Together)

OP 490 Metroplex Property, LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 134 00 0 270.00
490 Metroplex Dr, Nashville TN 37211

Motion to change the Total value to \$4,000,080, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$963,200 and Improvement value increased to \$3,036,880. (This value is applying the Sale Ratio of 0.7143)

OP 490 Metroplex Property, LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 134 00 0 283.00
520 Metroplex Dr, Nashville TN 37211

Motion to change the Total value to \$1,714,320, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value reduced to \$1,714,220 and Improvement value reduced to \$100. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment-Morning Session

Motion to adjourn by Charley Hankla, second by Carnell Scruggs, unanimously approved.

Morning Meeting adjourned 11:45 AM.

VII. Call To Order-Afternoon Session

VIII. Roll Call

Members present included: Ms. Deb Dawson, Mr. Bob Notestine, and Mr. Trey Lewis. Also present were Herman Ruben, Gabe Martin, and Pam Williams Ishie with the Office of the Property Assessor and Lexie Ward with Metro Legal. Also present providing testimony for the Appellants, Adam Klenk with Capstone Apartment Partners.

IX. Public Comment Period

X. Appeals:

1:00 PM

(2 Parcels Heard Together)

JEP Germantown, LLC & SP Germantown, LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 09 0 503.00
1300 4th Ave N, Nashville TN 37208

Motion to change the Total value to \$11,973,954, by Trey Lewis, second by Deb Dawson, unanimously approved. Land value of \$5,513,000 and Improvement value reduced to \$6,460,954. (This value is applying the Sale Ratio of 0.7143)

JEP Germantown, LLC & SP Germantown, LLC & ET AL
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 082 09 0 504.00
1305 3rd Ave N, Nashville TN 37208

Motion to change the Total value to \$35,169,846, by Trey Lewis, second by Deb Dawson, unanimously approved. Land value of \$7,415,600 and Improvement value reduced to \$27,754,246. (This value is applying the Sale Ratio of 0.7143)

2010 West End LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 092 16 0 036.00
2010 West End Ave, Nashville TN 37203

Motion to change the Total value to \$96,430,500, by Deb Dawson, second by Trey Lewis, unanimously approved. Land value of \$8,712,000 and Improvement value reduced to \$87,718,500. (This value is applying the Sale Ratio of 0.7143)

1200 Broadway LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 09 0F 004.00
1200 Broadway, Nashville TN 37203

Motion to change the Total value to \$107,859,300, by Deb Dawson, second by Trey Lewis, unanimously approved. Land value of \$8,664,000 and Improvement value reduced to \$99,195,300. (This value is applying the Sale Ratio of 0.7143)

Capitol View JV-D
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 05 0 199.00
406 11th Ave N, Nashville TN 37203

Motion to continue parcel to Tuesday July 11, 2023 @1PM, by Deb Dawson, second by Trey Lewis, unanimously approved.

HDS Distilling Nashville Co., LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 10 0 374.00
610 Rep John Lewis Way S, Nashville TN 37203

Motion to continue parcel to Wednesday July 12, 2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

712 Fourth LP
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 11 0 117.00
704 4th Ave S, Nashville TN 37210

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

HDS Distilling Nashville Co., LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 14 0 465.00
612 Rep John Lewis Way S, Nashville TN 37203

Motion to continue parcel to Wednesday July 12, 2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Nashville Gulch Owner, LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 14 0 570.00
803 Division St, Nashville TN 37203

Motion to change the Total value to \$53,572,500, by Deb Dawson, second by Trey Lewis, unanimously approved. Land value of \$8,330,000 and Improvement value reduced to \$45,242,500. (This value is applying the Sale Ratio of 0.7143)

HDS Distilling Nashville Co., LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 14 0 588.00
614 Rep John Lewis Way S, Nashville TN 37203

Motion to continue parcel to Wednesday July 12, 2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

712 Fourth LP
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 15 0 019.00
710 4th Ave S, Nashville TN 37210

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

712 Fourth LP
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 15 0 020.00
708 4th Ave S, Nashville TN 37210

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

Woodland Pointe Venture, LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 122 00 0 102.00
1501 Woodland Pointe Dr, Nashville TN 37214

Motion to continue parcel to Tuesday July 11, 2023 @1PM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Cambridge at Hickory Hollow Owner, LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 163 00 0 301.00
660 Bell Rd, Antioch TN 37013

Motion to continue parcel to Tuesday July 11, 2023 @1PM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Hobson Pike Land, LLC
Drew Raines with Evans and Petree, P.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 164 00 0 041.00
3839 Murfreesboro Pike, Antioch TN 37013

Motion to continue parcel to Tuesday July 11, 2023 @1PM, by Deb Dawson, second by Trey Lewis, unanimously approved.

XI. Adjournment-Afternoon Session

Motion to adjourn by Trey Lewis, second by Deb Dawson, unanimously approved.

Meeting adjourned 3:36 PM.

ATTEST:

APPROVED:
