



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Tuesday July 11, 2023

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

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

I. Call To Order

II. Roll Call

Members present included: Ms. Melba Jackson, Ms. Glenda Chambers, and Mr. Carnell Scruggs. Also present were Herman Ruben, Gabe Martin, and Pam Williams Ishie with the Office of the Property Assessor and Lexie Ward with Metro Legal.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair being present for this meeting, the MBOE elected a Temporary Chair for this meeting-Glenda Chambers; Motion by Carnell Scruggs, second by Melba Jackson, unanimously approved.

III. Review and Approval of Minutes

IV. Public Comment Period

V. Appeals:

8:30 AM

Genesis Acquisition Properties, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 041 08 0A 001.00  
3926 Dickerson Pike 201-203, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

Genesis Acquisition Properties, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 041 08 0A 002.00  
3926 Dickerson Pike 204-207, Nashville TN 37207

Motion to change the Total value to \$521,582, by Carnell Scruggs, second by Melba Jackson, unanimously approved. Land value of \$69,000 and Improvement value reduced to \$452,582. (This value is applying the Sale Ratio of 0.7143)

Genesis Acquisition Properties, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 041 08 0A 003.00  
3926 Dickerson Pike 208-211, Nashville TN 37207

Motion to change the Total value to \$521,582, by Carnell Scruggs, second by Melba Jackson, unanimously approved. Land value of \$69,000 and Improvement value reduced to \$452,582. (This value is applying the Sale Ratio of 0.7143)

Genesis Acquisition Properties, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 041 08 0A 004.00  
3924 Dickerson Pike 108-111, Nashville TN 37207

Motion to change the Total value to \$521,582, by Carnell Scruggs, second by Melba Jackson, unanimously approved. Land value of \$69,000 and Improvement value reduced to \$452,582. (This value is applying the Sale Ratio of 0.7143)

Genesis Acquisition Properties, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 041 08 0A 005.00  
3924 Dickerson Pike 104-107, Nashville TN 37207

Motion to change the Total value to \$521,582, by Carnell Scruggs, second by Melba Jackson, unanimously approved. Land value of \$69,000 and Improvement value reduced to \$452,582. (This value is applying the Sale Ratio of 0.7143)

Equity Trust Company  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 041 08 0A 006.00  
3924 Dickerson Pike 101-103, Nashville TN 37207

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

JPW Residences LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 093 02 3D 010.00  
207 3<sup>rd</sup> Ave N 602, Nashville TN 37201

Motion to change the Total value to \$1,964,325, by Carnell Scruggs, second by Melba Jackson, unanimously approved. Land value of \$400,000 and Improvement value reduced to \$1,564,325. (This value is applying the Sale Ratio of 0.7143)

CRP/WP Alta Lebanon Pike Owner, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 094 00 0 069.00  
1307 Lebanon Pike, Nashville TN 37210

Motion to change the Total Land value to \$437,580, by Carnell Scruggs, second by Melba Jackson, unanimously approved. Land value reduced to \$437,580. (This value is applying the Sale Ratio of 0.7143)

CRP/WP Alta Lebanon Pike Owner, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 094 00 0 072.00  
1309 Lebanon Pike, Nashville TN 37210

Motion to change the Total value to \$479,510, by Carnell Scruggs, second by Melba Jackson, unanimously approved. Land value reduced to \$478,000 and Improvement value reduced to \$1,510. (This value is applying the Sale Ratio of 0.7143)

CRP/WP Alta Lebanon Pike Owner, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 094 00 0 073.00  
1403 Lebanon Pike, Nashville TN 37210

Motion to change the Total value to \$447,223, by Carnell Scruggs, second by Melba Jackson, unanimously approved. Land value reduced to \$446,223 and Improvement value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

CRP/WP Alta Lebanon Pike Owner, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 094 00 0 171.00  
1301 Lebanon Pike, Nashville TN 37210

Motion to change the Total value to \$3,977,222, by Carnell Scruggs, second by Melba Jackson, unanimously approved. Land value reduced to \$3,976,222 and Improvement value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

CRP/WP Alta Lebanon Pike Owner, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 094 00 0 204.00  
0 Lebanon Pike, Nashville TN 37210

Motion to change the Total Land value to \$1,630,033, by Carnell Scruggs, second by Melba Jackson, unanimously approved. Land value reduced to \$1,630,033. (This value is applying the Sale Ratio of 0.7143)

805 Bradford Apartments, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 105 14 0V 001.00  
805 B Bradford Ave #101, Nashville TN 37204

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

805 Bradford Apartments, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 105 14 0V 002.00  
805 B Bradford Ave #102, Nashville TN 37204

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

805 Bradford Apartments, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 105 14 0V 003.00  
805 B Bradford Ave #201, Nashville TN 37204

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

805 Bradford Apartments, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 105 14 0V 004.00  
805 B Bradford Ave #202, Nashville TN 37204

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

805 Bradford Apartments, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 105 14 0V 005.00  
805 B Bradford Ave #301, Nashville TN 37204

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

805 Bradford Apartments, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 105 14 0V 006.00  
805 B Bradford Ave #302, Nashville TN 37204

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

Lewis Family Revocable Living Trust  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 118 12 0 020.00  
2700 Eugenia Ave, Nashville TN 37211

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

Duke Secured Financing 2009-UNM, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 121 11 0A 002.00  
800 Airpark Commerce Dr, Nashville TN 37217

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

1740 JP Hennessy Drive, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 175 00 0 184.00  
1740 J P Hennessy Dr, LaVergne TN 37086

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

VI. Adjournment-Morning Session

Motion to adjourn by Melba Jackson, second by Carnell Scruggs, unanimously approved.

Morning Meeting adjourned 9:35 AM.

VII. Call To Order-Afternoon Session

VIII. Roll Call

Members present included: Ms. Deb Dawson, Mr. Bob Notestine, Mr. Trey Lewis, and Ms. Sharilyn Pettus. Also present were Herman Ruben, Gabe Martin, and Pam Williams Ishie with the Office of the Property Assessor and Lexie Ward with Metro Legal.

IX. Public Comment Period

X. Appeals:

1:00 PM

Tennessee Processing Center LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 060 13 0 217.00  
420 Woodfolk Ave, Nashville TN 37207

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

Nashville Income Partners, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 070 16 0 007.00  
227 French Landing Dr, Nashville TN 37228

Motion to change the Total value to \$17,143,200, by Trey Lewis, second by Deb Dawson, unanimously approved. Land value of \$2,577,000 and Improvement value reduced to \$14,566,200. (This value is applying the Sale Ratio of 0.7143).

Ivy Building QOZB LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 071 13 0 004.00  
2 Vantage Way, Nashville TN 37228

Motion to change the Total value to \$11,168,795, by Sharilyn Pettus, second by Trey Lewis, unanimously approved. Land value of \$3,136,300 and Improvement value reduced to \$8,032,495. (This value is applying the Sale Ratio of 0.7143).

Winkal Holdings, L.L.C.  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 072 06 0 076.00  
3201 Gallatin Pike, Nashville TN 37216

Motion to change the Total value to \$1,214,310, by Deb Dawson, second by Trey Lewis, unanimously approved. Land value reduced to \$1,213,310 and Improvement value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143).

Capitol View JV-E  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 093 01 0 097.00  
500 11<sup>th</sup> Ave N, Nashville TN 37203

Motion to change the Total value to \$82,144,500, by Deb Dawson, second by Trey Lewis, unanimously approved. Land value of \$27,833,400 and Improvement value reduced to \$54,311,100. (This value is applying the Sale Ratio of 0.7143).

(2 Parcels heard together)

Freedom Center, GP  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 093 05 0 171.00  
223 Rosa L Parks Ave, Nashville TN 37203

Motion to change the Total value to \$4,428,660, by Trey Lewis, second by Deb Dawson, unanimously approved. Land value of \$2,256,100 and Improvement value reduced to \$2,172,560. (This value is applying the Sale Ratio of 0.7143).

Freedom Center, GP  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 093 05 0 172.00  
215 Rosa L Parks Ave, Nashville TN 37203

Motion to change the Total value to \$714,300, by Trey Lewis, second by Deb Dawson, unanimously approved. Land value reduced to \$714,200 and Improvement value reduced to \$100. (This value is applying the Sale Ratio of 0.7143).

Magnolia 810 Broadway Partnership LP  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 093 05 4 041.00  
810 Broadway, Nashville TN 37203

Motion to change the Total value to \$12,143,100, by Sharilyn Pettus, second by Trey Lewis, unanimously approved. Land value of \$7,740,500 and Improvement value reduced to \$4,402,600. (This value is applying the Sale Ratio of 0.7143).

CBR 300 2<sup>nd</sup> Avenue, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 093 06 0 039.00  
105 Molloy St, Nashville TN 37201

Motion to continue this parcel (at the request of the appellant) to 09/11/2023 @1PM, by Deb Dawson, second by Trey Lewis, unanimously approved.

CBR 300 2<sup>nd</sup> Avenue, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 093 06 0 040.00  
101 Molloy St, Nashville TN 37201

Motion to change the Total value to \$10,500,210, by Deb Dawson, second by Sharilyn Pettus, unanimously approved. Land value reduced to \$10,499,210 and Improvement value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143).

OP 611 Commerce Property, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 093 06 3 000.00 002  
611 Commerce St, Nashville TN 37203

Motion to change the Total value to \$15,571,740, by Sharilyn Pettus, second by Deb Dawson, unanimously approved. Land value of \$7,560,000 and Improvement value reduced to \$8,011,740. (This value is applying the Sale Ratio of 0.7143).

One22One Investments Partners, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 093 09 0 155.00  
1221 Broadway, Nashville TN 37203

Motion to change the Total value to \$98,930,550, by Deb Dawson, second by Sharilyn Pettus, unanimously approved. Land value of \$10,062,300 and Improvement value reduced to \$88,868,250. (This value is applying the Sale Ratio of 0.7143).

Third & Lea Partners, LLC  
Caren Nichols and Richard Hunt with Evans and Petree, P.C.  
Parcel ID 093 11 0 132.00  
615 3<sup>rd</sup> Ave S, Nashville TN 37210

Motion to change the Total value to \$36,429,300, by Deb Dawson, second by Sharilyn Pettus, unanimously approved. Land value of \$5,784,800 and Improvement value reduced to \$30,644,500. (This value is applying the Sale Ratio of 0.7143).

The next four (4) appeals were continued from 7/10/2023 @1Pm until this afternoon.

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

Motion to change the Total value to \$110,716,500, by Trey Lewis, second by Deb Dawson, unanimously approved. Land value of \$42,079,000 and Improvement value reduced to \$68,637,500. (This value is applying the Sale Ratio of 0.7143).

Woodland Pointe Venture LLC  
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 change the Total value to \$40,000,800, by Sharilyn Pettus, second by Deb Dawson, unanimously approved. Land value of \$3,600,000 and Improvement value reduced to \$36,400,800. (This value is applying the Sale Ratio of 0.7143).

Cambridge At Hickory Hollow Owner, LLC  
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 change the Total value to \$47,858,100, by Deb Dawson, second by Sharilyn Pettus, unanimously approved. Land value of \$2,880,000 and Improvement value reduced to \$44,978,100. (This value is applying the Sale Ratio of 0.7143).

Hobson Pike Land LLC  
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 change the Total Land value to \$4,285,800, by Sharilyn Pettus, second by Deb Dawson, unanimously approved. Land value reduced to \$4,285,800. (This value is applying the Sale Ratio of 0.7143).

XI. Adjournment-Afternoon Session

Motion to adjourn by Sharilyn Pettus, second by Deb Dawson, unanimously approved.

Meeting adjourned 3:45 PM.

**ATTEST:**

**APPROVED:**

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