



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Thursday July 20, 2023

8:30 A.M.

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. Sharon Emerson, Mr. Bob Notestine, Mr. Trey Lewis, and Ms. Melba Jackson. Also present were Herman Ruben, Gabe Martin, Nathan Burton, Claire Purcell, and Pam Williams Ishie with the Office of the Property Assessor.

III. Review and Approval of Minutes: Motion by Trey Lewis, second by Melba Jackson, unanimously approved, to approve the MBOE Minutes from July 13, 2023, July 17, 2023, and July 18, 2023.

IV. Public Comment Period

V. Appeals:

8:30 AM

Cowan Street Properties  
Stephen Arredondo with Weaver and Tidwell, LLP appearing.  
Parcel ID 082 10 0 062.00  
500 Cowan St, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

(3 Parcels heard together)

Cowan Street Properties  
Stephen Arredondo with Weaver and Tidwell, LLP appearing.  
Parcel ID 082 10 0 060.00  
0 Cowan St, Nashville TN 37207

Motion to No Change the Total Land value of \$14,538,200, by Melba Jackson, second by Sharon Emerson, unanimously approved. Land value of \$14,538,200.

Cowan Street Properties  
Stephen Arredondo with Weaver and Tidwell, LLP appearing.  
Parcel ID 082 10 0 061.00  
0 Cowan St, Nashville TN 37207

Motion to No Change the Total Land value of \$8,115,300, by Melba Jackson, second by Sharon Emerson, unanimously approved. Land value of \$8,115,300.

Cowan Street Properties  
Stephen Arredondo with Weaver and Tidwell, LLP appearing.  
Parcel ID 082 10 0 065.00  
0 Cowan St, Nashville TN 37207

Motion to No Change the Total Land value of \$10,320,500, by Melba Jackson, second by Sharon Emerson, unanimously approved. Land value of \$10,320,500.

9:30 AM

(15 Parcels Heard Together)

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 018.00  
829 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 019.00  
827 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 020.00  
825 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 021.00  
823 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 022.00  
821 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 023.00  
819 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 024.00  
817 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 025.00  
815 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 026.00  
813 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 027.00  
811 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 028.00  
809 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 029.00  
807 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 030.00  
805 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 031.00  
803 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

CAM Properties, LLC  
Charles Talbott, appearing.  
Parcel ID 060 00 0A 032.00  
801 Arbor Trace Cir, Nashville TN 37207

Motion to Change the Total Land Value to \$40,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value reduced to \$40,000.

10:30 AM

(2 Parcels Heard Together)

Haven At the Gulch, LLC  
Will Clark with NMRK appearing.  
Parcel ID 093 14 0 580.00  
641 Division St, Nashville TN 37203

Motion to Change the Total Value to \$82,000,000, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land Value of \$12,812,200 and Improvement Value reduced to \$69,187,800.

Haven At the Gulch, LLC  
Will Clark with NMRK appearing.  
Parcel ID 093 14 0 603.00  
0 Division St, Nashville TN 37203

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

11:00 AM

(14 Parcels Heard Together)

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 048.00  
4901 Louisiana Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$1,178,000, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$1,178,000.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 049.00  
4903 Louisiana Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$953,700, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$953,700.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 050.00  
4905 Louisiana Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$953,700, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$953,700.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 051.00  
4907 Louisiana Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$953,700, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$953,700.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 052.00  
4909 Louisiana Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$953,700, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$953,700.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 053.00  
4911 Louisiana Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$1,178,000, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$1,178,000.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 054.00  
5001 Louisiana Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$1,514,600, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$1,54,600.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 055.00  
5003 Louisiana Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$1,402,500, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$1,402,500.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 056.00  
0 Louisiana Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$2,075,400, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$2,075,400.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 101.00  
5010 Tennessee Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$6,226,600, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$6,226,600.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 102.00  
4910 Tennessee Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$1,178,000, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$1,178,000.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 103.00  
4908 Tennessee Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$953,700, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$953,700.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 359.00  
4915 Louisiana Ave, Nashville TN 37209

Motion to Change the Total Land Value to \$953,700, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$953,700.

Camden Nations, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 091 07 0 360.00  
4912 Tennessee Ave, Nashville TN 37209

Motion to Change the Total Value to \$953,700, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value increased to \$941,300 and Improvement Value of \$12,400.

500 Fifth LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 093 01 0 042.00  
500 Rep John Lewis Way N, Nashville TN 37219

Motion to No Change the Total Value of \$30,685,800, by Trey Lewis, second by Sharon Emerson, unanimously approved. Land Value of \$6,100,000 and Improvement Value of \$24,585,800.

Camden Gulch, LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 093 14 0 566.00  
909 Division St, Nashville TN 37203

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

MCREF IV Gulch Apartments Owner LLC  
Adrian Dekker with PTC Atlanta appearing.  
Parcel ID 093 14 0 571.00  
810 Division St, Nashville TN 37203

Motion to Change the Total Value to \$95,000,000, by Melba Jackson, second by Sharon Emerson, unanimously approved. Land Value of \$15,333,200 and Improvement Value reduced to \$79,666,800.

VI. Adjournment

Motion to adjourn by Trey Lewis, second by Melba Jackson, unanimously approved.

Meeting adjourned 10:57 AM.

**ATTEST:**

**APPROVED:**

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