



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday August 3, 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. Charley Hankla, Ms. Glenda Chambers, and Ms. Sharon Emerson. Also present were Herman Ruben, and Gabe Martin with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the MBOE elected Ms. Glenda Chambers, Temporary Chair, Motion by Charley Hankla, second by Sharon Emerson, unanimously approved.

III. Review and Approval of Minutes: Approval of Minutes from the August 1, 2023, MBOE meeting, Motion by Charley Hankla, second by Sharon Emerson, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

NHC Healthcare/Heartland, LLC

Jay Catignani with Property Tax Consultants, appeared.

Parcel ID 085 00 0 071.00

3025 Fernbrook Lane, Nashville TN 37214

Motion to change the Total value to \$1,976,000, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$765,000 and Improvement Value reduced to \$1,211,000. (This value is applying the Sales Ratio of 0.7143).

8:45 AM

(The 2 parcels below were continued from the 08/01/2023 1PM Hearing date)

Jim Crossman Realty, LLC, and David E Rawlings
Derrick Hammond with The Aegis Group, LLC, appeared.
Parcel ID 134 00 0 124.00
1256 Antioch Pike, Nashville TN 37211

Motion to No change the Total value of \$14,895,000, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$2,976,200 and Improvement Value of \$11,918,800.

Jim Crossman Realty, LLC, and David E Rawlings
Derrick Hammond with The Aegis Group, LLC, appeared.
Parcel ID 134 00 0 217.00
5000 Harding Pl, Nashville TN 37211

Motion to No change the Total value of \$2,700,000, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$640,300 and Improvement Value of \$2,059,700.

9:00 AM

BIP III, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 034 06 0 063.00
700 Myatt Dr, Madison TN 37115

Motion to No change the Total value of \$7,663,700, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$1,830,800 and Improvement Value of \$5,832,900.

Scannell Properties 477 LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 059 00 0 224.00
2832 Whites Creek Pike, Nashville TN 37207

Motion to change the Total value to \$18,428,940, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$3,720,000 and Improvement Value reduced to \$14,708,940. (This value is applying the Sales Ratio of 0.7143).

GFP CL Nashville 2947, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 060 00 0 110.00
2947 Brick Church Pike, Nashville TN 37207

Motion to change the Total value to \$8,000,160, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$1,377,300 and Improvement Value reduced to \$6,622,860. (This value is applying the Sales Ratio of 0.7143).

GFP CL Nashville 2947, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 060 00 0 112.00
0 Brick Church Pike, Nashville TN 37207

Motion to No change the Total Land value of \$391,300, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$391,300.

Summit Hospitality 060, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 070 16 0 028.00
250 Athens Way, Nashville TN 37228

Motion to change the Total value to \$9,125,498, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$982,700 and Improvement Value reduced to \$8,142,798. (This value is applying the Sales Ratio of 0.7143).

HS Partners, G.P.
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 082 14 0 048.00
118 Oldham St, Nashville TN 37213

Motion to No change the Total value of \$302,700, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$281,000 and Improvement Value of \$21,700.

HS Partners, G.P.
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 082 14 0 049.00
116 Oldham St, Nashville TN 37213

Motion to No change the Total value of \$255,100, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$225,000 and Improvement Value of \$30,100.

HS Partners, G.P.
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 082 14 0 052.00
195 N 1st St, Nashville TN 37213

Motion to No change the Total Land value of \$829,800, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$829,800.

NW RAD, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 092 12 4A 004.00
1620 West End Ave, Nashville TN 37203

Motion to change the Total value to \$85,001,700, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$5,309,000 and Improvement Value reduced to \$79,692,700. (This value is applying the Sales Ratio of 0.7143).

GS Nashville Hotel Owner, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 092 16 0K 001.00
1810 Broadway, Nashville TN 37203

Motion to change the Total value to \$48,932,407, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$5,657,200 and Improvement Value reduced to \$43,275,207. (This value is applying the Sales Ratio of 0.7143).

GD SB Nashville LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 093 06 4D 001.00
100 Demonbreun St, Nashville TN 37201

Motion to change the Total value to \$117,859,500, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$10,204,700 and Improvement Value reduced to \$107,654,800. (This value is applying the Sales Ratio of 0.7143).

NP 5th, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 093 10 0 490.00
410 Rep John Lewis Way S, Nashville TN 37203

Motion to No change the Total value of \$83,890,800, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$21,170,300 and Improvement Value of \$62,720,500.

XHR Nashville Gulch LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 093 13 0 090.00
300 12th Ave S, Nashville TN 37203

Motion to change the Total value to \$145,260,048, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$15,159,000 and Improvement Value reduced to \$130,101,048. (This value is applying the Sales Ratio of 0.7143).

BNA Lonestar Investor LLC ET AL
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 095 16 0 040.00
2640 Elm Hill Pike, Nashville TN 37214

Motion to change the Total value to \$11,785,950, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$2,188,900 and Improvement Value reduced to \$9,597,050. (This value is applying the Sales Ratio of 0.7143).

Century TN VII, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 107 00 0 063.00
1 Century Blvd, Nashville TN 37214

Motion to change the Total value to \$8,585,886, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$1,125,600 and Improvement Value reduced to \$7,460,286. (This value is applying the Sales Ratio of 0.7143).

PR MIG Greenhills Owner, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 117 10 0 111.00
3800 Bedford Ave, Nashville TN 37215

Motion to No change the Total value of \$22,162,900, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$4,181,800 and Improvement Value of \$17,981,100.

****NOTE**** This concluded the Morning session for 08/03/2023, however, the MBOE members attending this morning's session, began hearing some of the 1PM appeals (same Tax representatives)

VI. Adjournment-Morning Session

Motion to adjourn by Charley Hankla, second by Sharon Emerson, unanimously approved.

Morning Meeting adjourned 11:30 AM.

VII. Call To Order-Afternoon Session

VIII. Roll Call

Members present included: Ms. Deb Dawson, Mr. Bob Notestine, and Mr. Roger Farmer. Also present were Herman Ruben, and Gabe Martin with the Office of the Property Assessor.

IX. Public Comment Period

X. Appeals:

1:00 PM

First Industrial, LP
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 094 00 0 016.00
1736 River Hills Dr, Nashville TN 37210

Motion to No change the Total value of \$12,000,000, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$2,011,000 and Improvement Value of \$9,989,000.

TMBC, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 094 00 0 137.00
486 Cave Rd, Nashville TN 37210

Motion to No change the Total value of \$2,758,200, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$375,100 and Improvement Value of \$2,383,100.

Hawkins Nashville, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 105 01 0 611.00
1001 Hawkins St, Nashville TN 37203

Motion to change the Total value to \$6,785,850, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$4,469,200 and Improvement Value reduced to \$2,316,650. (This value is applying the Sales Ratio of 0.7143).

First Industrial, L.P.
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 107 00 0 124.00
1931 Air Lane Dr, Nashville TN 37210

Motion to change the Total value to \$8,214,450, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$2,263,500 and Improvement Value reduced to \$5,950,950. (This value is applying the Sales Ratio of 0.7143).

DG Nashville Airport East Property Owner, LP
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 121 00 0 267.00
600 AirPark Commerce Dr, Nashville TN 37217

Motion to change the Total value to \$34,286,400, by Roger Farmer, second by Deb Dawson, unanimously approved. Land Value of \$2,189,400 and Improvement Value reduced to \$32,097,000. (This value is applying the Sales Ratio of 0.7143).

DG Nashville Airport East Property Owner, LP
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 121 11 0A 001.00
501 AirPark Commerce Dr, Nashville TN 37217

Motion to change the Total value to \$17,143,200, by Deb Dawson, second by Roger Farmer, unanimously approved. Land Value of \$915,800 and Improvement Value reduced to \$16,227,400. (This value is applying the Sales Ratio of 0.7143).

DG Nashville Airport East Property Owner, LP
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 121 11 0A 004.00
700 AirPark Commerce Dr, Nashville TN 37217

Motion to change the Total value to \$26,115,237, by Roger Farmer, second by Deb Dawson, unanimously approved. Land Value of \$1,455,800 and Improvement Value reduced to \$24,659,437. (This value is applying the Sales Ratio of 0.7143).

EWA Nashville 110 Owner, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 121 11 0A 007.00
110 AirPark Center E, Nashville TN 37217

Motion to change the Total value to \$15,585,738, by Deb Dawson, second by Roger Farmer, unanimously approved. Land Value of \$889,500 and Improvement Value reduced to \$14,696,238. (This value is applying the Sales Ratio of 0.7143).

Dogwood Propco TN, LP
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 134 00 0 002.00
0 Antioch Pike, Nashville TN 37211

Motion to No change the Total Land value of \$163,200, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$163,200.

Dogwood Propco TN, LP
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 134 00 0 203.00
520 Harding Industrial Dr, Nashville TN 37211

Motion to change the Total Land value to \$170,289, by Deb Dawson, second by Roger Farmer, unanimously approved. Land Value reduced to \$170,289. (This value is applying the Sales Ratio of 0.7143).

Dogwood Propco TN, LP
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 134 00 0 204.00
500 Harding Industrial Dr, Nashville TN 37211

Motion to No change the Total Land value of \$37,400, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$37,400.

Dogwood Propco TN, LP
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 134 00 0 279.00
1416 Antioch Pike, Antioch TN 37013

Motion to change the Total value to \$11,428,800, by Deb Dawson, second by Roger Farmer, unanimously approved. Land Value of \$750,600 and Improvement Value reduced to \$10,678,200. (This value is applying the Sales Ratio of 0.7143).

ROIB Focal Pointe, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 135 00 0 352.00
1645 Murfreesboro Pike, Nashville TN 37217

Motion to No change the Total value of \$8,349,300, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$2,325,800 and Improvement Value of \$6,023,500.

SREIT Nashville Industrial Park 1, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 135 00 0 440.00
1922 Old Murfreesboro Pike #300, Nashville TN 37217

Motion to change the Total value to \$10,714,500, by Deb Dawson, second by Roger Farmer, unanimously approved. Land Value of \$363,700 and Improvement Value reduced to \$10,350,800. (This value is applying the Sales Ratio of 0.7143).

SREIT Nashville Industrial Park 1, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 135 00 0 441.00
1922 Old Murfreesboro Pike #200, Nashville TN 37217

Motion to change the Total value to \$4,214,370, by Roger Farmer, second by Deb Dawson, unanimously approved. Land Value of \$90,300 and Improvement Value reduced to \$4,124,070. (This value is applying the Sales Ratio of 0.7143).

Brentwood Storage Partners, LLC
Caitlyn Smagh and Ryan Cundiff with Ryan, LLC, appeared.
Parcel ID 160 00 0 286.00
681 Old Hickory Blvd, Brentwood TN 37027

Motion to change the Total value to \$19,107,525, by Deb Dawson, second by Roger Farmer, unanimously approved. Land Value of \$3,672,100 and Improvement Value reduced to \$15,435,425. (This value is applying the Sales Ratio of 0.7143).

XI. Adjournment-Afternoon Session

Motion to adjourn by Roger Farmer, second by Deb Dawson, unanimously approved.

Meeting adjourned 1:55 PM.

ATTEST:

APPROVED:
