



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday August 9, 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. Deb Dawson, and Ms. Glenda Chambers. Also present were Herman Ruben, and Pam Williams Ishie with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair present during this meeting, the MBOE elected Ms. Glenda Chambers, as Temporary Chair, Motion by Charley Hankla, second by Deb Dawson, unanimously approved.

III. Review and Approval of Minutes

IV. Public Comment Period

V. Appeals:

8:30 AM

L & D Hospitality, LLC

Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.

Parcel ID 081 04 0 206.00

410 Dominican Dr, Nashville TN 37228

Motion to change the Total value to \$9,643,050, by Deb Dawson, second by Charley Hankla, unanimously approved. Land value of \$878,200 and Improvement value reduced to \$8,764,850. (This value is applying the Sale Ratio of 0.7143)

916 Main Street EN, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 082 12 0 315.00
916 Main St, Nashville TN 37206

Motion to change the Total value to \$6,785,850, by Charley Hankla, second by Deb Dawson, unanimously approved. Land value of \$871,200 and Improvement value reduced to \$5,914,650. (This value is applying the Sale Ratio of 0.7143)

SAI Ram 009, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 092 16 0 439.00
50 Music Sq W, Nashville TN 37203

Motion to continue this parcel until 08/22/2023 at 1PM, by Deb Dawson, second by Charley Hankla, unanimously approved.

Nashville Metropolitan, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 093 05 0 170.00
814 Church St, Nashville TN 37203

Motion to change the Total value to \$18,214,650, by Charley Hankla, second by Deb Dawson, unanimously approved. Land value of \$3,887,800 and Improvement value reduced to \$14,326,850. (This value is applying the Sale Ratio of 0.7143)

Nashville Airport Hotel I Investors, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 095 07 0 155.00
2424 Atrium Way, Nashville TN 37214

Motion to change the Total value to \$11,071,650, by Charley Hankla, second by Deb Dawson, unanimously approved. Land value of \$2,012,500 and Improvement value reduced to \$9,059,150. (This value is applying the Sale Ratio of 0.7143)

Murphy Road Hotel Partners, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 104 06 0Y 003.00
100 Murphy Ct, Nashville TN 37203

Motion to change the Total value to \$23,357,610, by Charley Hankla, second by Deb Dawson, unanimously approved. Land value of \$2,401,300 and Improvement value reduced to \$20,956,310. (This value is applying the Sale Ratio of 0.7143)

Nashville Phase I Property Holder, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 03 0 156.00
1209 Martin St, Nashville TN 37203

Motion to No change the Total value of \$899,500, by Deb Dawson, second by Charley Hankla, unanimously approved. Land value of \$871,200 and Improvement value of \$28,300.

Nashville Phase I Property Holder, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 03 0 158.00
1211 Martin St, Nashville TN 37203

Motion to No change the Total value of \$1,158,900, by Deb Dawson, second by Charley Hankla, unanimously approved. Land value of \$1,132,500 and Improvement value of \$26,400.

Nashville Phase I Property Holder, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 03 0 171.00
425 Chestnut St, Nashville TN 37203

Motion to No change the Total value of \$43,928,200, by Deb Dawson, second by Charley Hankla, unanimously approved. Land value of \$13,939,200 and Improvement value of \$29,989,000.

Nashville Phase I Property Holder, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 03 0 347.00
426 Chestnut St, Nashville TN 37203

Motion to No change the Total value of \$873,200, by Deb Dawson, second by Charley Hankla, unanimously approved. Land value of \$871,200 and Improvement value of \$2,000.

VISHNU KRUPA, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 107 00 0 165.00
44 Rachel Dr, Nashville TN 37214

Motion to change the Total value to \$8,928,750, by Charley Hankla, second by Deb Dawson, unanimously approved. Land value of \$1,289,400 and Improvement value reduced to \$7,639,350. (This value is applying the Sale Ratio of 0.7143)

Hotelology, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 108 01 0 070.00
531 Donelson Pike, Nashville TN 37214

Motion to No change the Total value of \$11,886,000, by Charley Hankla, second by Deb Dawson, unanimously approved. Land value of \$2,012,500 and Improvement value reduced to \$6,477,670. (This value is applying the Sale Ratio of 0.7143-Ratio Total Value applied \$8,490,170)

Twain GL XIX, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 117 14 0 419.00
3818 Bedford Ave, Nashville TN 37215

Motion to change the Total value to \$9,285,900, by Deb Dawson, second by Charley Hankla, unanimously approved. Land value of \$3,789,700 and Improvement value reduced to \$5,496,200. (This value is applying the Sale Ratio of 0.7143)

EKA Hospitality, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 146 04 0 197.00
4697 Trousdale Dr, Nashville TN 37211

Motion to change the Total value to \$9,880,912, by Charley Hankla, second by Deb Dawson, unanimously approved. Land value of \$1,450,500 and Improvement value reduced to \$8,430,412. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment-Morning Session

Motion to adjourn by Deb Dawson, second by Charley Hankla, unanimously approved.

Morning Meeting adjourned 10:55 AM.

VII. Call To Order-Afternoon Session

VIII. Roll Call

Members present included: Ms. Melba Jackson, Mr. Bob Notestine, and Mr. Trey Lewis. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

IX. Public Comment Period

X. Appeals:

1:00 PM

Parachute 1009 LP
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 02 0 445.00
1009 8th Ave S, Nashville TN 37203

Motion to continue this parcel until 08/22/2023 at 1PM, by Trey Lewis, second by Melba Jackson, unanimously approved.

SNAP Housing Corp.
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 039.00
429 Humphreys St, Nashville TN 37203

Motion to change the Total value to \$1,547,710, by Melba Jackson, second by Trey Lewis, unanimously approved. Land value reduced to \$1,546,710 and Improvement value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

ALTA Old Franklin Owners, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 096.00
3144 Old Franklin Rd, Antioch TN 37017

Motion to continue this parcel until 08/22/2023 at 1PM, by Trey Lewis, second by Melba Jackson, unanimously approved.

L & W Tenway, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 040 00 0 161.00
7417 Old Hickory Blvd, Whites Creek TN 37189

Motion to change the Total value to \$2,083,613, by Melba Jackson, second by Trey Lewis, unanimously approved. Land value of \$690,600 and Improvement value reduced to \$1,393,013. (This value is applying the Sale Ratio of 0.7143)

French Landing Investors
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 060 00 0 113.00
2816 Dickerson Pike, Nashville TN 37207

Motion to change the Total value to \$1,338,598, by Melba Jackson, second by Trey Lewis, unanimously approved. Land value of \$236,000 and Improvement value reduced to \$1,102,598. (This value is applying the Sale Ratio of 0.7143)

Steven James Kirby & Kelly Kirby
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 060 04 0 002.00
325 Homestead Rd, Nashville TN 37207

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

Steven James Kirby & Kelly Kirby
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 060 04 0 108.00
321 Homestead Rd, Nashville TN 37207

Motion to change the Total value to \$668,442, by Melba Jackson, second by Trey Lewis, unanimously approved. Land value of \$149,000 and Improvement value reduced to \$519,442. (This value is applying the Sale Ratio of 0.7143)

Paro South, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 061 00 0 013.00
272 Broadmoor Dr, Nashville TN 37207

Motion to No change the Total value of \$2,765,000, by Trey Lewis, second by Melba Jackson, unanimously approved. Land value of \$324,600 and Improvement value reduced to \$1,650,440. (This value is applying the Sale Ratio of 0.7143-Ratio Total Value applied \$1,975,040)

HCD Wedgewood 429 Houston, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 03 0 206.00
429 Houston St, Nashville TN 37203

Motion to change the Total value to \$6,564,846, by Trey Lewis, second by Melba Jackson, unanimously approved. Land value of \$5,802,200 and Improvement value reduced to \$762,646. (This value is applying the Sale Ratio of 0.7143)

HCD Wedgewood 429 Houston, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 011.00
430 Humphreys St, Nashville TN 37203

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

HCD Wedgewood 429 Houston, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 013.00
426 Humphreys St, Nashville TN 37203

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

HCD Wedgewood 525 Hagan, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 074.00
525 Hagan St, Nashville TN 37203

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

HCD Wedgewood 525 Hagan, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 076.00
521 Hagan St, Nashville TN 37203

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

HCD Wedgewood 1231 Martin, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 087.00
476 Gray St, Nashville TN 37203

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

HCD Wedgewood 1231 Martin, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 097.00
0 Gray St, Nashville TN 37203

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

HCD Wedgewood 1231 Martin, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 098.00
0 Gray St, Nashville TN 37203

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

HCD Wedgewood 1231 Martin, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 099.00
0 Gray St, Nashville TN 37203

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

HCD Wedgewood 1231 Martin, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 101.00
1229 B Martin St, Nashville TN 37203

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

HCD Wedgewood 1231 Martin, LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 102.00
1231 Martin St, Nashville TN 37203

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

HCD Wedgewood Owner LLC
Richard Hunt and Caren Nichols with Evans and Petree, P.C., appeared.
Parcel ID 105 07 1C 001.00
622 Merritt Ave, Nashville TN 37203

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

XI. Adjournment-Afternoon Session

Motion to adjourn by Trey Lewis, second by Glenda Chambers, unanimously approved.

Meeting adjourned 2:28 PM.

ATTEST:

APPROVED:
