



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Monday August 21, 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. Sharon Emerson, Ms. Deb Dawson, and Mr. Trey Lewis. Also present were Herman Ruben, and Gabe Martin, with the Office of the Property Assessor.

**\*\*NOTE\*\*** Due to the lack of a quorum for the 8:30 AM hearings, the afternoon (1:00 PM) MBOE heard all the morning Appeals, and the afternoon appeals. The Afternoon session began at 1:30 PM.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair being present for this meeting, the MBOE elected Ms. Deb Dawson, Temporary Chair, Motion by Sharon Emerson, second by Trey Lewis, unanimously approved.

III. Review and Approval of Minutes

IV. Public Comment Period

V. Appeals:

8:30 AM

3LS Properties, Inc.

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

Parcel ID 026 00 0 146.00

740 Conference Dr, Goodlettsville TN 37072

Motion to change the Total value to \$2,027,523, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$846,800 and Improvement value reduced to \$1,180,723. (This value is applying the Sale Ratio of 0.7143)

Imagine Rental, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 065 13 0 003.00  
4811 Lebanon Pike, Hermitage TN 37076

Motion to change the Total value to \$785,730, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$359,400 and Improvement value reduced to \$426,330. (This value is applying the Sale Ratio of 0.7143)

(2 Parcels Heard Together)

MTP-501 Great Circle, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 070 11 0 002.00  
501 Great Circle Rd, Nashville TN 37228

Motion to change the Total value to \$13,728,846, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$3,251,300 and Improvement value reduced to \$10,477,546. (This value is applying the Sale Ratio of 0.7143)

501 Great Circle PROPCO, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 070 11 0 007.00  
540 Mainstream Dr, Nashville TN 37228

Motion to No change the Total value of \$2,082,000, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$1,913,200 and Improvement value of \$168,800.

Forum Woodlawn, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 070 16 0 021.00  
210 Athens Way, Nashville TN 37228

Motion to change the Total value to \$23,036,175, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$5,232,400 and Improvement value reduced to \$17,803,775. (This value is applying the Sale Ratio of 0.7143)

Opryland Attractions, Inc.  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 073 00 0 039.00  
577 Opry Mills Dr, Nashville TN 37214

Motion to No change the Total value of \$9,116,200, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$3,663,000 and Improvement value of \$5,453,200.

RHP Corporate Properties, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 073 00 0 041.00  
1 Gaylord Dr, Nashville TN 37214

Motion to change the Total value to \$11,071,650, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$4,992,600 and Improvement value reduced to \$6,079,050. (This value is applying the Sale Ratio of 0.7143)

Metrocenter Rental, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 081 04 0 230.00  
131 French Landing Dr, Nashville TN 37228

Motion to change the Total value to \$2,714,340, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$1,254,500 and Improvement value reduced to \$1,459,840. (This value is applying the Sale Ratio of 0.7143)

PARO South, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 082 16 0 004.00  
615 Main St, Nashville TN 37206

Motion to change the Total value to \$6,571,560, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$5,840,000 and Improvement value reduced to \$731,560. (This value is applying the Sale Ratio of 0.7143)

Lifeway Property Owner LLC ET AL  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 092 04 0 390.00  
601 11<sup>th</sup> Ave N, Nashville TN 37203

Motion to change the Total value to \$57,144,000, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$22,041,400 and Improvement value reduced to \$35,102,600. (This value is applying the Sale Ratio of 0.7143)

(2 Parcels Heard Together)

Elliston Place Partners LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 092 15 0 098.00  
2214 Elliston Pl, Nashville TN 37203

Motion to change the Total value to \$3,535,785, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$3,136,400 and Improvement value reduced to \$399,385. (This value is applying the Sale Ratio of 0.7143)

Elliston Place Partners LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 092 15 0 099.00  
207 Louise Ave, Nashville TN 37203

Motion to change the Total value to \$3,107,205, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value reduced to \$3,107,105 and Improvement value reduced to \$100.  
(This value is applying the Sale Ratio of 0.7143)

(4 Parcels Heard Together)

Terra Funding-NCC, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 06 1 016.00  
511 Union St, Nashville TN 37219

Motion to change the Total Land value to \$8,500,170, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value reduced to \$8,500,170.  
(This value is applying the Sale Ratio of 0.7143)

CPVF III NCC LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 06 1 016.00 001  
0 Union St, Nashville TN 37219

Motion to change the Total Improvement value to \$60,264,205, by Sharon Emerson, second by Trey Lewis, unanimously approved. Improvement value reduced to \$60,264,205.  
(This value is applying the Sale Ratio of 0.7143)

Terra Funding-NCC, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 06 1 132.00  
220 6<sup>th</sup> Ave N, Nashville TN 37219

Motion to change the Total Land value to \$9,105,111, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value reduced to \$9,105,111.  
(This value is applying the Sale Ratio of 0.7143)

CPVF III NCC LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 06 1 132.00 001  
0 6<sup>th</sup> Ave N, Nashville TN 37219

Motion to change the Total Improvement value to \$14,989,514, by Sharon Emerson, second by Trey Lewis, unanimously approved. Improvement value reduced to \$14,989,514.  
(This value is applying the Sale Ratio of 0.7143)

\*\*This concluded the 8/21/2023 AM appeals heard in the afternoon of 8/21/2023 due to a lack of a quorum for the morning session. The afternoon appeals begin below.

VI. Appeals:

1:00 PM

Mathew St. Cloud 2022 TIC, LLC & ET AL  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 06 1 040.00  
201 Rep John Lewis Way N, Nashville TN 37219

Motion to change the Total value to \$11,785,950, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$5,575,000 and Improvement value reduced to \$6,210,950. (This value is applying the Sale Ratio of 0.7143)

YOGI, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 06 1F 102.00  
162 4<sup>th</sup> Ave N #102, Nashville TN 37219

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

132 North, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 06 2 078.00  
132 2<sup>nd</sup> Ave N, Nashville TN 37201

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

L.L. Turner, Jr & C.T. Thornton, Co-Trustees  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 06 4 094.00  
200 2<sup>nd</sup> Ave S, Nashville TN 37201

Motion to change the Total value to \$3,335,781, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value reduced to \$3,335,681 and Improvement value reduced to \$100. (This value is applying the Sale Ratio of 0.7143)

McGavock Holdings, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 09 0 339.00  
1101 McGavock St, Nashville TN 37203

Motion to change the Total value to \$14,286,000, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$8,625,000 and Improvement value reduced to \$5,661,000. (This value is applying the Sale Ratio of 0.7143)

FP Investors, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 09 0C 001.00  
211 12<sup>th</sup> Ave S, Nashville TN 37203

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

1222 Demonbreun, LP  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 09 0E 001.00  
1222 Demonbreun St, Nashville TN 37203

Motion to change the Total value to \$82,858,800, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$11,499,900 and Improvement value reduced to \$71,358,900. (This value is applying the Sale Ratio of 0.7143)

Broadway W & R, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.  
Parcel ID 093 10 0 450.00  
523 3<sup>rd</sup> Ave S, Nashville TN 37210

Motion to change the Total value to \$5,428,680, by Sharon Emerson, second by Trey Lewis, unanimously approved. Land value of \$4,948,500 and Improvement value reduced to \$480,180. (This value is applying the Sale Ratio of 0.7143)

VII. Adjournment

Motion to adjourn by Sharon Emerson, second by Trey Lewis, unanimously approved.

Meeting adjourned 4:02 PM.

**ATTEST:**

**APPROVED:**

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