



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday September 11, 2023

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 Mr. Trey Lewis. 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 Trey Lewis, unanimously approved.

III. Review and Approval of Minutes: Motion by Charley Hankla, second by Trey Lewis, unanimously approved, to approve the minutes from the following meetings: August 15, 2023 (which includes parcels scheduled for August 17, 2023), August 16, 2023, August 21, 2023, August 22, 2023, and August 23, 2023.

IV. Public Comment Period

V. Appeals:

1:00 PM

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

Motion to change the Total value to \$12,357,390, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$12,356,390 and Improvement value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

MTP-Paseo Phase III Land, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 093 14 0 609.00
701 7th Ave S, Nashville TN 37203

Motion to change the Total Land value to \$5,680,700, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$5,680,700.

(3 Parcels heard together)

Rajeshkumar Vanmali
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 095 15 0 008.00
619 McGavock Pike, Nashville TN 37214

Motion to change the Total Land value to \$137,431, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$137,431.
(This value is applying the Sale Ratio of 0.7143)

Rajeshkumar Vanmali
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 095 15 0 009.00
0 McGavock Pike, Nashville TN 37214

Motion to change the Total Land value to \$32,072, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$32,072.
(This value is applying the Sale Ratio of 0.7143)

Rajeshkumar Vanmali
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 095 15 0 010.00
2506 Elm Hill Pike, Nashville TN 37214

Motion to change the Total Land value to \$80,502, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$80,502.
(This value is applying the Sale Ratio of 0.7143)

110 29th Ave North Partners
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 104 02 0 341.00
110 29th Ave N, Nashville TN 37203

Motion to change the Total value to \$2,446,478, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value of \$1,660,000 and Improvement value reduced to \$786,478.
(This value is applying the Sale Ratio of 0.7143)

(2 Parcels heard together)

Hagan Gray Owner, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 081.00
511 Hagan St, Nashville TN 37203

Motion to No change the Total Land value of \$344,400, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value of \$344,400.

Hagan Gray Owner, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 105 07 0 082.00
509 Hagan St, Nashville TN 37203

Motion to No change the Total Land value of \$344,400, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value of \$344,400.

HP Park Investors, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 106 00 0 172.00
1508 Elm Hill Pike, Nashville TN 37210

Motion to change the Total value to \$23,889,764, by Trey Lewis, second by Charley Hankla, unanimously approved. Land value of \$4,010,400 and Improvement value reduced to \$19,879,364. (This value is applying the Sale Ratio of 0.7143)

AMS Hotel Group, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 114 00 0 242.00
560 Old Hickory Blvd, Nashville TN 37209

Motion to change the Total Land value to \$892,875, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$892,875. (This value is applying the Sale Ratio of 0.7143)

(2 Parcels heard together)

Star Bright Corp
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 161 08 0 089.00
5404 Nolensville Pike, Nashville TN 37211

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

Ashraf Rezaei
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 161 08 0 090.00
5408 Nolensville Pike, Nashville TN 37211

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

Rajendra Bhakta
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 163 00 0 339.00
5400 Mt View Rd, Antioch TN 37013

Motion to change the Total Land value to \$1,254,454, by Trey Lewis, second by Charley Hankla, unanimously approved. Land value reduced to \$1,254,454.
(This value is applying the Sale Ratio of 0.7143)

(18 Parcels heard together)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 272.00
2140 Century Farms Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$633,227, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$633,227.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 273.00
0 Century Farms Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$551,868, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$551,868.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 274.00
2136 Century Farms Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$918,512, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$918,512.
(This value is applying the Sale Ratio of 0.7143)

CF Beef, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 275.00
4210 Century Farms Ter, Antioch TN 37013

Motion to change the Total Land value to \$540,225, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$540,225.
(This value is applying the Sale Ratio of 0.7143)

Bulls-Eye Two Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 277.00
4222 Century Farms Ter, Antioch TN 37013

Motion to change the Total Land value to \$1,202,287, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$1,202,287.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 278.00
2110 Century Farms Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$755,158, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$755,158.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 279.00
2100 Century Farms Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$1,336,098, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$1,336,098.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 280.00
4144 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$633,227, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$633,227.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 281.00
4140 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$621,584, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$621,584.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 282.00
4136 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$575,083, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$575,083.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 283.00
4130 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$1,067,867, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$1,067,867.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 284.00
4124 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$1,112,662, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$1,112,662.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 285.00
4120 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$790,016, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$790,016.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 289.00
0 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$1,504,602, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$1,504,602.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 291.00
0 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$1,109,522, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$1,109,522.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 292.00
0 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$1,312,883, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$1,312,883.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 293.00
0 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$1,864,752, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$1,864,752.
(This value is applying the Sale Ratio of 0.7143)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 294.00
0 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$1,806,679, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$1,806,679.
(This value is applying the Sale Ratio of 0.7143)

(2 Parcels heard together)

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 287.00 001
0 William Turner Pkwy, Antioch TN 37013

Motion to continue this parcel until tomorrow 09/12/2023 at 8:30 AM, by Charley Hankla, second by Trey Lewis, unanimously approved.

Century Farms, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 287.00 002
0 William Turner Pkwy, Antioch TN 37013

Motion to continue this parcel until tomorrow 09/12/2023 at 8:30 AM, by Charley Hankla, second by Trey Lewis, unanimously approved.

Milap Hotels, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 290.00
0 William Turner Pkwy, Antioch TN 37013

Motion to change the Total Land value to \$2,283,617, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value reduced to \$2,283,617.
(This value is applying the Sale Ratio of 0.7143)

2214 12 South Property, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 105 13 0 200.00
2212 12th Ave S, Nashville TN 37204

Motion to change the Total Land value to \$11,150,000, by Charley Hankla, second by Trey Lewis, unanimously approved. Land value increased to \$11,150,000.

VI. Adjournment

Motion to adjourn by Trey Lewis, second by Charley Hankla, unanimously approved.

Meeting adjourned 3:10 PM.

ATTEST:

APPROVED:
