



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday September 12, 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: Ms. Lori Caste, Mr. Derrick Starks, and Mr. Charley Hankla. Also present were Herman Ruben, and Pam Williams Ishie with the Office of the Property Assessor.

III. Review and Approval of Minutes

IV. Public Comment Period

V. Appeals:

8:30 AM

(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

Both parties agreed to table these two (2) parcels until the beginning of the afternoon docket of 9/12/2023.

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

Both parties agreed to table these two (2) parcels until the beginning of the afternoon docket of 9/12/2023.

Park Venture Investment Company, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 060 04 0 090.00
3116 Dickerson Pike, Nashville TN 37207

Motion to change the Total value to \$427,294, by Charley Hankla, second by Lori Caste, unanimously approved. Land value of \$156,800 and Improvement value reduced to \$270,494. (This value is applying the Sale Ratio of 0.7143)

BSPRT Walgreens Portfolio 16, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 060 04 0 110.00
200 W Maplewood Ln, Nashville TN 37207

Motion to change the Total value to \$2,839,343, by Charley Hankla, second by Lori Caste, unanimously approved. Land value of \$681,300 and Improvement value reduced to \$2,158,043. (This value is applying the Sale Ratio of 0.7143)

CF Net Lease Portfolio III DST
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 091 14 0 100.00
5600 Charlotte Pike, Nashville TN 37209

Motion to change the Total value to \$4,357,230, by Charley Hankla, second by Lori Caste, unanimously approved. Land value of \$3,028,000 and Improvement value increased to \$1,329,230. (This value is applying the Sale Ratio of 0.7143)

Sarex AA, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 119 09 0 122.00
2819 Nolensville Pike, Nashville TN 37211

Motion to change the Total value to \$2,514,336, by Charley Hankla, second by Lori Caste, unanimously approved. Land value of \$1,607,100 and Improvement value reduced to \$907,236. (This value is applying the Sale Ratio of 0.7143)

Southern Properties Company
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 130 05 0 001.00
6017 Highway 100, Nashville TN 37205

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

2121 Abbott Martin Partners, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 131 02 0 097.00
4044 Hillsboro Pike, Nashville TN 37215

Motion to change the Total value to \$5,753,687, by Lori Caste, second by Charley Hankla, unanimously approved. Land value of \$4,650,000 and Improvement value reduced to \$1,103,687. (This value is applying the Sale Ratio of 0.7143)

Tower Crossgate Village, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 135 00 0 072.00
2361 Murfreesboro Pike, Nashville TN 37217

Motion to change the Total value to \$6,285,840, by Lori Caste, second by Charley Hankla, unanimously approved. Land value of \$2,945,300 and Improvement value reduced to \$3,340,540. (This value is applying the Sale Ratio of 0.7143)

H.G. Hill Realty Co.
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 147 07 0 244.00
4201 Nolensville Pike, Nashville TN 37211

Motion to change the Total value to \$3,204,350, by Charley Hankla, second by Lori Caste, unanimously approved. Land value of \$864,100 and Improvement value reduced to \$2,340,250. (This value is applying the Sale Ratio of 0.7143)

H.G. Hill Realty Co.
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 161 00 0 205.00
5429 Nolensville Pike, Nashville TN 37211

Motion to change the Total value to \$2,901,487, by Lori Caste, second by Charley Hankla, unanimously approved. Land value of \$1,617,300 and Improvement value reduced to \$1,284,187. (This value is applying the Sale Ratio of 0.7143)

The Benson 2013 Joint Revocable Trust
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 162 00 0 285.00
1301 Bell Rd, Antioch TN 37013

Motion to change the Total value to \$3,108,562, by Charley Hankla, second by Lori Caste, unanimously approved. Land value of \$566,300 and Improvement value reduced to \$2,542,262. (This value is applying the Sale Ratio of 0.7143)

Bell Rd Partners
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 163 00 0 077.00
1135 Bell Rd, Antioch TN 37013

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

Azmanabil Kwikstop, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 164 00 0 207.00
2205 Hobson Pike, Antioch TN 37013

Motion to change the Total value to \$2,357,190, by Lori Caste, second by Charley Hankla, unanimously approved. Land value of \$433,200 and Improvement value reduced to \$1,923,990. (This value is applying the Sale Ratio of 0.7143)

Nashville Metropolitan LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 026 01 0 099.00
112 Long Hollow Pike, Goodlettsville TN 37072

Motion to change the Total value to \$3,233,922, by Charley Hankla, second by Lori Caste, unanimously approved. Land value of \$1,219,700 and Improvement value reduced to \$2,014,222. (This value is applying the Sale Ratio of 0.7143)

Whites Creek Bank & Trust Comp
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 040 00 0 044.00
4410 Whites Creek Pike, Whites Creek TN 37189

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

First Tennessee Bank National Assn.
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 070 16 0 038.00
2110 Rosa L Parks Blvd, Nashville TN 37228

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

First Tennessee Bank, N.A.
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 072 03 0 175.00
3518 Gallatin Pike, Nashville TN 37216

Motion to change the Total value to \$1,353,599, by Lori Caste, second by Charley Hankla, unanimously approved. Land value of \$1,089,000 and Improvement value reduced to \$264,599. (This value is applying the Sale Ratio of 0.7143)

First Tennessee Bank National Assoc.
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 075 04 0 246.00
4771 Lebanon Pike, Hermitage TN 37076

Motion to change the Total value to \$1,285,740, by Charley Hankla, second by Lori Caste, unanimously approved. Land value of \$793,400 and Improvement value reduced to \$492,340. (This value is applying the Sale Ratio of 0.7143)

First Tennessee Bank Nat'l Association
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 083 09 0 487.00
965 Woodland St, Nashville TN 37206

Motion to change the Total value to \$2,527,908, by Lori Caste, second by Charley Hankla, unanimously approved. Land value of \$2,123,600 and Improvement value reduced to \$404,308. (This value is applying the Sale Ratio of 0.7143)

Greene County Bank
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 095 04 0 185.00
2621 Lebanon Pike, Nashville TN 37214

Motion to change the Total value to \$834,302, by Charley Hankla, second by Lori Caste, unanimously approved. Land value of \$402,500 and Improvement value reduced to \$431,802. (This value is applying the Sale Ratio of 0.7143)

Avenue Cleghorn, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 117 14 0 040.00
3823 Cleghorn Ave, Nashville TN 37215

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

First TN Bank Nat'l Assoc.
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 142 00 0 005.00
8231 Sawyer Brown Rd, Nashville TN 37221

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

First Tennessee Bank National Association
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 149 03 0B 035.00
2360 Murfreesboro Pike, Nashville TN 37217

Motion to change the Total value to \$1,428,600, by Charley Hankla, second by Lori Caste, unanimously approved. Land value of \$541,000 and Improvement value reduced to \$887,600. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment-Morning Session

Motion to adjourn by Charley Hankla, second by Lori Caste, unanimously approved.

Morning Meeting adjourned 11:20 AM.

VII. Call To Order-Afternoon Session

VIII. Roll Call

Members present included: Mr. Trey Lewis, Ms. Glenda Chambers, and Mr. Carnell Scruggs. Also present were Herman Ruben, Claire Purcell, Gabe Martin, Nathan Burton, Randy Ward, and Pam Williams Ishie, with the Office of the Property Assessor. Lexie Ward with Metro Legal was present as well.

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the MBOE elected Ms. Glenda Chambers, Temporary Chair, Motion by Trey Lewis, second by Carnell Scruggs, unanimously approved.

IX. Public Comment Period

X. Appeals:

1:00 PM

Anthem Residences, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 091 00 0 018.00
4000 Dr Walter S Davis Blvd, Nashville TN 37209

Motion to change the Total Land value to \$8,700,000, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land value increased to \$8,700,000.

Vanco Propco LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 025 00 0 137.00
811 Dickerson Pike, Goodlettsville TN 37072

Motion to change the Total value to \$2,696,268, by Trey Lewis, second by Carnell Scruggs, unanimously approved. Land value of \$944,000 and Improvement value reduced to \$1,752,268. (This value is applying the Sale Ratio of 0.7143).

Mukeshkumar K. Patel & Sangitaben Patel
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 061 15 0 319.00
3710 Gallatin Pike, Nashville TN 37216

Motion to No change the Total value of \$1,475,000, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land value of \$838,500 and Improvement value of \$636,500.

JAI Shri Krishna, Inc.
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 075 10 0 001.01
4201 Lebanon Pike, Hermitage TN 37076

Motion to No change the Total value of \$1,020,000, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land value of \$407,700 and Improvement value of \$612,300.

Tommy Keenum
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 083 09 0 223.00
114 S 11th St, Nashville TN 37206

Motion to change the Total value to \$1,428,600, by Trey Lewis, second by Carnell Scruggs, unanimously approved. Land value of \$664,000 and Improvement value reduced to \$764,600. (This value is applying the Sale Ratio of 0.7143).

CBR 217 2nd Avenue- Garage, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 093 06 4F 002.00
217 2nd Ave S, Nashville TN 37201

Motion to change the Total value to \$13,500,270, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land value of \$6,025,500 and Improvement value reduced to \$7,474,770. (This value is applying the Sale Ratio of 0.7143).

Mainland KVB, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 093 10 0 183.00
422 7th Ave S, Nashville TN 37203

Motion to change the Total value to \$1,075,022, by Trey Lewis, second by Carnell Scruggs, unanimously approved. Land value reduced to \$1,072,722 and Improvement value of \$2,300. (This value is applying the Sale Ratio of 0.7143).

RAM Lakhan, Inc.
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 097 00 0 121.00
5835 Old Hickory Blvd, Hermitage TN 37076

Motion to No change the Total value of \$1,020,000, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land value of \$261,400 and Improvement value of \$758,600.

MJM Nash CFA, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 142 00 0 384.00
7606 Highway 70 S, Nashville TN 37221

Motion to No change the Total value of \$2,930,000, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land value of \$1,417,900 and Improvement value of \$1,512,100.

Northgate Investors, LLC
Richard Hunt and Caren Nichol with Evans and Petree, P.C., appeared.
Parcel ID 034 15 0 046.00
1216 Northgate Business Pkwy #101-102, Madison TN 37115

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

M.D.H.A.

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

Parcel ID 082 02 0 044.00

900 Dickerson Pike, Nashville TN 37207

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

109 12th Avenue, LLC

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

Parcel ID 093 09 0 330.00

109 12th Ave S, Nashville TN 37203

Motion to No change the Total value of \$3,803,500, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land value of \$3,802,500 and Improvement value of \$1,000.

M11 Land Co, LLC

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

Parcel ID 093 09 0 344.00

0 11th Ave S, Nashville TN 37203

Motion to No change the Total value of \$9,271,000, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land value of \$9,149,000 and Improvement value of \$122,000.

(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 No Change the Total land value of \$7,678,400, by Trey Lewis, second by Carnell Scruggs, unanimously approved. Land value of \$7,678,400.

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 No Change the Total land value of \$3,284,600, by Trey Lewis, second by Carnell Scruggs, unanimously approved. Land value of \$3,284,600.

The Daniel S Schor Revocable Trust

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

Parcel ID 105 03 0 244.00

1212 3rd Ave S, Nashville TN 37210

Motion to No Change the Total value of \$757,200, by Trey Lewis, second by Carnell Scruggs, unanimously approved. Land value of \$135,500 and Improvement Value of \$621,700. The classification for this parcel is changed to Residential.

810 Jefferson St, LLC
Drew Raines with Evans and Petree, P.C., appeared.
Parcel ID 082 13 0 018.00
810 Jefferson St, Nashville TN 37208

Motion to change the Total value to \$9,042,038, by Trey Lewis, second by Carnell Scruggs, unanimously approved. Land value of \$1,740,200 and Improvement value reduced to \$7,301,838. (This value is applying the Sale Ratio of 0.7143).

(2 Parcels heard together)

Southcrest Reserve Investment Partners, LLC
Drew Raines with Evans and Petree, P.C., appeared.
Parcel ID 186 00 0 048.00
1015 Gant Hill Dr, Brentwood TN 37027

Motion to No Change the Total value of \$2,160,600, by Trey Lewis, second by Carnell Scruggs, unanimously approved. Land value of \$533,200 and Improvement Value of \$1,627,400.

Southcrest Reserve Investment Partners, LLC
Drew Raines with Evans and Petree, P.C., appeared.
Parcel ID 186 00 0 049.00
1016 Gant Hill Dr, Brentwood TN 37027

Motion to No Change the Total value of \$1,142,900, by Trey Lewis, second by Carnell Scruggs, unanimously approved. Land value of \$1,003,600 and Improvement Value of \$139,300.

ALTA Old Franklin Owners, LLC
Drew Raines with Evans and Petree, P.C., appeared.
Parcel ID 174 00 0 096.00
3144 Old Franklin Rd, Antioch TN 37013

Motion to change the Total value to \$44,286,600, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land value of \$2,640,000 and Improvement value reduced to \$41,646,600. (This value is applying the Sale Ratio of 0.7143).

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

Motion to change the Total value to \$16,071,750, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land value of \$5,070,400 and Improvement value reduced to \$11,001,350. (This value is applying the Sale Ratio of 0.7143).

SAI RAM 009, LLC
Drew Raines with Evans and Petree, P.C., appeared.
Parcel ID 092 16 0 439.00
50 Music Sq W, Nashville TN 37203

Motion to change the Total value to \$18,450,440, by Carnell Scruggs, second by Trey Lewis, unanimously approved. Land value of \$3,397,700 and Improvement value reduced to \$15,052,700. (This value is applying the Sale Ratio of 0.7143).

XI. Adjournment-Afternoon Session

Motion to adjourn by Trey Lewis, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 4:42 PM.

ATTEST:

APPROVED:
