



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday July 16, 2024

8:30 A.M

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. Deb Dawson, Ms. Lori Caste, Ms. Mia Parker, Ms. Alexa Coulton and Mr. John Green. Also present were Herman Ruben, Gabe Martin, and Nathan Burton with the Office of the Property Assessor. Michael Milliner, a new MBOE Alternate was present but only observing the proceedings.

III. Review and Approval of Minutes: Approval of minutes from the July 15, 2024, MBOE meeting, Motion by Lori Caste, second by John Green, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

(3 Parcels heard Together)

614 John Lewis Way LLC
Dale McGiffin with GBX Group, LLC appeared.
Parcel ID 093 10 0 374.00
610 Rep John Lewis Way S, Nashville TN 37203

Motion to change the Total value to \$1,626,175, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value reduced to \$1,602,375 and Improvement Value of \$23,800. (This value is applying the Sale Ratio of 0.7143)

614 John Lewis Way LLC
Dale McGiffin with GBX Group, LLC appeared.
Parcel ID 093 14 0 465.00
612 Rep John Lewis Way S, Nashville TN 37203

Motion to change the Total value to \$936,662, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value reduced to \$920,762 and Improvement Value of \$15,900. (This value is applying the Sale Ratio of 0.7143)

614 John Lewis Way LLC
Dale McGiffin with GBX Group, LLC appeared.
Parcel ID 093 14 0 588.00
614 Rep John Lewis Way S, Nashville TN 37203

Motion to change the Total value to \$2,305,118, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$1,830,400 and Improvement Value reduced to \$474,718. (This value is applying the Sale Ratio of 0.7143)

(3 Parcels heard Together)

Rutledge Hill LLC
Dale McGiffin with GBX Group, LLC appeared.
Parcel ID 093 11 0 159.00
627 President Ronald Reagan Way, Nashville TN 37210

Motion to change the Total value to \$960,769, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value reduced to \$712,269 and Improvement Value of \$248,500. (This value is applying the Sale Ratio of 0.7143)

Rutledge Hill LLC
Dale McGiffin with GBX Group, LLC appeared.
Parcel ID 093 11 0 160.00
625 President Ronald Reagan Way, Nashville TN 37210

Motion to change the Total value to \$546,725, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value reduced to \$537,325 and Improvement Value of \$9,400. (This value is applying the Sale Ratio of 0.7143)

Rutledge Hill LLC
Dale McGiffin with GBX Group, LLC appeared.
Parcel ID 093 11 0 161.00
623 President Ronald Reagan Way, Nashville TN 37210

Motion to change the Total value to \$702,871, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value reduced to \$690,871 and Improvement Value of \$12,000. (This value is applying the Sale Ratio of 0.7143)

Rutledge Hill LLC
Dale McGiffin with GBX Group, LLC appeared.
Parcel ID 093 11 0 189.00
45 Hermitage Ave, Nashville TN 37210

Motion to change the Total value to \$1,293,312, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value reduced to \$1,279,612 and Improvement Value of \$13,700. (This value is applying the Sale Ratio of 0.7143)

Rutledge Hill LLC
Dale McGiffin with GBX Group, LLC appeared.
Parcel ID 093 11 0 192.00
40 Middleton St, Nashville TN 37210

Motion to change the Total value to \$656,013, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value reduced to \$608,913 and Improvement Value of \$47,100. (This value is applying the Sale Ratio of 0.7143)

Rutledge Hill LLC
Dale McGiffin with GBX Group, LLC appeared.
Parcel ID 093 11 0 194.00
30 Middleton St, Nashville TN 37210

Motion to change the Total value to \$1,419,528, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value reduced to \$1,401,028 and Improvement Value of \$18,500. (This value is applying the Sale Ratio of 0.7143)

Rutledge Hill LLC
Dale McGiffin with GBX Group, LLC appeared.
Parcel ID 093 11 0 195.00
28 Middleton St, Nashville TN 37210

Motion to change the Total value to \$1,293,597, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$937,500 and Improvement Value reduced to \$356,097. (This value is applying the Sale Ratio of 0.7143)

Rutledge Hill LLC
Dale McGiffin with GBX Group, LLC appeared.
Parcel ID 093 11 0 197.00
42 Rutledge St, Nashville TN 37210

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

10:00 AM

W. E. Stephens, Jr. Trustees of S. Christian Trust
David Roger with Regions Bank, appeared.
Parcel ID 169 03 0A 003.00
0 Highway 100, Nashville TN 37221

Motion to change the Total value to \$3,364,800, by John Green, second by Lori Caste,
unanimously approved. Land value reduced to \$3,353,400 and Improvement Value of \$11,400.

VI. Adjournment

Motion to adjourn by John Green, second by Lori Caste, unanimously approved.

Meeting adjourned 11:04 AM.

ATTEST:

APPROVED:
