



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday July 29, 2024

8:30 A.M & 1:00 P.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. Mia Parker, Ms. Lori Caste, and Dr. Truitt Ellis. Also present were Herman Ruben, and Alex Blake with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of minutes from the July 24, 2024, MBOE meeting, Motion by Lori Caste, second by Truitt Ellis, unanimously approved.

IV. Public Comment Period

****NOTE**** The MBOE went ahead and heard the 1:00 PM scheduled appeals at the conclusion of the 8:30 AM appeals. The tax representative and the staff from the Office of the Property Assessor agreed to complete all of the appeals in the morning.

V. Appeals:

8:30 AM

Jackson's Old Hickory Country Club, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 053 00 0 011.00
1904 Old Hickory Blvd, Old Hickory TN 37138

Motion to Change the Total value of \$3,228,636, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$1,940,000 and Improvement value reduced to \$1,288,536. (This value is applying the Sale Ratio of 0.7143)

HS South Dixie Ventures LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 092 15 0 155.00
2322 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$5,561,700, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$4,000,000 and Improvement value of \$1,561,700.

Lewis & Smith Enterprises, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 092 16 0 293.00
911 20th Ave S, Nashville TN 37212

Motion to Change the Total value to \$6,250,125, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$3,465,000 and Improvement value reduced to \$2,785,125. (This value is applying the Sale Ratio of 0.7143)

WPP West End, LLC & WE Partners, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 104 02 0 360.00
3015 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$6,943,200, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$6,850,900 and Improvement value of \$92,300.

Vanderbilt University
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 104 03 0 066.00
2609 West End Ave 101, Nashville TN 37203

Motion to Change the Total value to \$15,775,258, by Mia Parker, second by Lori Caste, unanimously approved. Land value reduced to \$15,761,658 and Improvement value of \$13,600. (This value is applying the Sale Ratio of 0.7143)

West End Real Estate, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 104 06 0 072.00
3404 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$4,642,950, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$4,320,000 and Improvement value reduced to \$322,950. (This value is applying the Sale Ratio of 0.7143)

GF Office, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 104 06 0 189.00
3201 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$1,785,750, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value reduced to \$1,725,750 and Improvement value of \$60,000. (This value is applying the Sale Ratio of 0.7143)

Hillsboro Aesthetics Partners, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 104 12 0 097.00
2020 21st Ave S, Nashville TN 37212

Motion to Change the Total value to \$2,100,042, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$1,672,800 and Improvement value reduced to \$427,242. (This value is applying the Sale Ratio of 0.7143)

Yonis Capital LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 105 04 0 219.00
10 Fairfield Ave, Nashville TN 37210

Motion to No Change the Total value of \$1,700,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$463,900 and Improvement value of \$1,236,100.

Lisa T. Wheeler Non-Exempt Trust ET AL
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 118 06 0 174.00
2711 8th Ave S, Nashville TN 37204

Motion to Change the Total value to \$6,914,424, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value reduced to \$5,914,424 and Improvement value reduced to \$1,000,000. (This value is applying the Sale Ratio of 0.7143)

Mousavi Properties, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 162 00 0 248.00
1635 Bell Rd, Nashville TN 37211

Motion to No Change the Total value of \$1,926,400, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$1,570,700 and Improvement value of \$355,700.

****NOTE**** This concludes the morning session and the MBOE continued with the afternoon session.

1:00 PM

Four (4) Parcels heard together.

Leonard Amdur & Peters Property Mgmt.
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 082 09 0 253.00
1220 Rosa L. Parks Blvd, Nashville TN 37208

Motion to No Change the Total Land value of \$1,269,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$1,269,000.

Leonard Amdur & K & L Properties Partnership
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 082 13 0 144.00
1216 Rosa L. Parks Blvd, Nashville TN 37208

Motion to No Change the Total Land value of \$504,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$504,000.

Leonard Amdur & K & L Properties Partnership
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 082 13 0 145.00
1214 Rosa L. Parks Blvd, Nashville TN 37208

Motion to No Change the Total Land value of \$600,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$600,000.

Karl E. Peters & Ann M. Peters & Leonard Amdur
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 082 13 0 148.00
1210 Rosa L. Parks Blvd, Nashville TN 37208

Motion to No Change the Total value of \$1,749,600, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$1,728,000 and Improvement Value of \$21,600.

712 4th Ave Partners
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 082 13 0 344.00
700 4th Ave N, Nashville TN 37219

Motion to Change the Total value to \$3,107,205, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$607,500 and Improvement value reduced to \$2,499,705. (This value is applying the Sale Ratio of 0.7143)

Nashville Soccer Holdings Development, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 105 11 0 331.00 001
0 Benton Ave, Nashville TN 37203

Motion to Change the Total value to \$30,008,672, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$1,249,300 and Improvement value reduced to \$28,759,372. (This value is applying the Sale Ratio of 0.7143)

Old Hickory TN Partners, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 114 00 0 119.00
645 Old Hickory Blvd, Nashville TN 37209

Motion to Change the Total value to \$56,568,274, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$4,186,000 and Improvement value reduced to \$52,382,274. (This value is applying the Sale Ratio of 0.7143)

Three (3) Parcels Heard Together.

William R Hostettler, Jr & Haydn Lane
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 128 07 0A 014.00
0 Sawyer Brown Rd, Nashville TN 37221

Motion to No Change the Total Land value of \$22,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$22,000.

William R Hostettler, Jr & Haydn Lane
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 128 07 0A 016.00 001
0 Sawyer Brown Rd, Nashville TN 37221

Motion to No Change the Total Land value of \$158,400, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$158,400.

William R Hostettler, Jr & Haydn Lane
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 128 07 0A 016.00 002
0 Sawyer Brown Rd, Nashville TN 37221

Motion to No Change the Total Land value of \$369,600, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$369,600.

Richland South, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 162 15 0A 001.00
0 Bell Rd, Nashville TN 37211

Motion to No Change the Total Land value of \$2,735,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$2,735,000.

VI. Adjournment

Motion to adjourn by Lori Caste, second by Truitt Ellis, unanimously approved.

Meeting adjourned 11:53 AM.

ATTEST:

APPROVED:
