



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday August 1, 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. Melba Jackson, Ms. Deb Dawson, Mr. John Green, and Mr. Michael Milliner. Also present were Herman Ruben, and Nathan Burton with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of Minutes from the July 30, 2024, and July 31, 2024, MBOE Meeting, Motion by Melba Jackson, second by John Green unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Avanti Residential-Old Hickory Sponsor I, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 053 08 0 045.00
2401 Lakeshore Dr, Old Hickory TN 37138

Motion to Change the Total value to \$19,839,683, by John Green, second by Michael Milliner, unanimously approved. Land value of \$928,000 and Improvement Value reduced to \$18,911,683. (This value is applying the Sale Ratio of 0.7143)

SB Industrial Partners, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 093 15 0 011.00
800 4th Ave S, Nashville TN 37210

Motion to Change the Total value to \$56,072,550, by Melba Jackson, second by John Green, unanimously approved. Land value of \$9,339,200 and Improvement Value reduced to \$46,733,350. (This value is applying the Sale Ratio of 0.7143)

550 McCrory TN, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 096 00 0 019.00
550 McCrory Creek Rd, Nashville TN 37214

Motion to Change the Total value to \$3,175,697, by Melba Jackson, second by John Green, unanimously approved. Land value of \$480,000 and Improvement Value reduced to \$2,695,697. (This value is applying the Sale Ratio of 0.7143)

110 Hickory Hill, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 096 11 0 218.00
110 Hickory Hill Ct, Nashville TN 37214

Motion to Change the Total value to \$4,667,095, by John Green, second by Melba Jackson, unanimously approved. Land value of \$660,000 and Improvement Value reduced to \$4,007,095. (This value is applying the Sale Ratio of 0.7143)

Linden Apartments, LLC
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 104 16 0 107.01
2014 Linden Ave, Nashville TN 37212

Motion to Change the Total value to \$1,466,280, by John Green, second by Melba Jackson, unanimously approved. Land value of \$1,120,000 and Improvement Value reduced to \$346,280. (This value is applying the Sale Ratio of 0.7143)

2 Parcels Heard Together (both Property Address of 180 Wallace Rd but with different Map and Parcel numbers-the second 180 Wallace Road is the last parcel on these minutes)

Nashville NH Apartments, GP & Nob Hill General Partnership
Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.
Parcel ID 134 13 0 239.00
180 Wallace Rd, Nashville TN 37211

Motion to Change the Total value to \$25,769,444, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,024,000 and Improvement Value reduced to \$23,745,444. (This value is applying the Sale Ratio of 0.7143)

2 Parcels Heard Together.

Mira VISTA TN, L.P.

Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.

Parcel ID 136 15 0 032.00

2949 Smith Springs Rd, Nashville TN 37217

Motion to Change the Total value to \$10,462,638, by John Green, second by Melba Jackson, unanimously approved. Land value of \$896,000 and Improvement Value reduced to \$9,566,638. (This value is applying the Sale Ratio of 0.7143)

Mira VISTA TN, L.P.

Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.

Parcel ID 136 15 0 033.00

2999 Smith Springs Rd, Nashville TN 37217

Motion to Change the Total value to \$7,778,584, by John Green, second by Melba Jackson, unanimously approved. Land value of \$592,000 and Improvement Value reduced to \$7,186,584. (This value is applying the Sale Ratio of 0.7143)

Longwood TN, L.P.

Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.

Parcel ID 147 00 0 015.00

371 Wallace Rd, Nashville TN 37211

Motion to Change the Total value to \$17,901,151, by Melba Jackson, second by John Green, unanimously approved. Land value of \$1,716,000 and Improvement Value reduced to \$16,185,151. (This value is applying the Sale Ratio of 0.7143)

Holly Hills TN., L.P.

Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.

Parcel ID 147 04 0 169.00

302 Wallace Rd, Nashville TN 37211

Motion to Change the Total value to \$14,000,280, by Melba Jackson, second by John Green, unanimously approved. Land value of \$1,402,000 and Improvement Value reduced to \$12,598,280. (This value is applying the Sale Ratio of 0.7143)

Nashville NH Apartments, GP & Nob Hill General Partnership

Jay Catignani and Libby Catignani with Property Tax Consultants, appeared.

Parcel ID 148 01 0 223.00

180 Wallace Rd, Nashville TN 37211

Motion to Change the Total value to \$26,731,606, by John Green, second by Michael Milliner, unanimously approved. Land value of \$3,168,000 and Improvement Value reduced to \$23,563,606. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment

Motion to adjourn by John Green, second by Michael Milliner, unanimously approved.

Meeting adjourned 9:45 AM.

ATTEST:

APPROVED:
