



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday August 13, 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, Mr. John Green, and Mr. Michael Milliner. Also present were Herman Ruben, and Gabe Martin, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

MetroCenter Rental, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 081 04 0 230.00
131 French Landing Dr, Nashville TN 37228

Motion to Change the Total value to \$2,714,340, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,881,800 and Improvement Value reduced to \$832,540. (This value is applying the Sale Ratio of 0.7143)

Paro South, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 082 16 0 004.00
615 Main St, Nashville TN 37206

Motion to No Change the Total value of \$6,571,560, by John Green, second by Michael Milliner, unanimously approved. Land value of \$5,840,000 and Improvement Value of \$731,560.

Lifeway Property Owner LLC ET AL
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 092 04 0 390.00
601 11th Ave N, Nashville TN 37203

Motion to Change the Total value to \$50,310,435, by Michael Milliner, second by John Green, unanimously approved. Land value of \$22,041,400 and Improvement Value reduced to \$28,269,035. (This value is applying the Sale Ratio of 0.7143)

2 Parcels Heard Together

1806-1808 Division Street, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 092 16 0 219.00
1806 Division St, Nashville TN 37203

Motion to Change the Total value to \$1,720,034, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$1,719,034 and Improvement Value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

1806-1808 Division Street, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 092 16 0 220.00
1808 Division St, Nashville TN 37203

Motion to Change the Total value to \$1,137,166, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$1,136,166 and Improvement Value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

Tuff Nashville 1, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 092 16 0L 002.00
2100 West End Ave # 700, Nashville TN 37203

Motion to Change the Total value to \$26,429,100, by John Green, second by Michael Milliner, unanimously approved. Land value of \$11,895,300 and Improvement Value reduced to \$14,533,800. (This value is applying the Sale Ratio of 0.7143)

Capital View JV-E
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 01 0 097.00
500 11th Ave N, Nashville TN 37203

Motion to Change the Total value to \$59,771,481, by John Green, second by Michael Milliner, unanimously approved. Land value of \$27,833,400 and Improvement Value reduced to \$31,938,081. (This value is applying the Sale Ratio of 0.7143)

3 Parcels Heard Together

On Edge Hospitality LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 02 0 011.00
330 Dr. Martin L King Jr Blvd, Nashville TN 37201

Motion to Change the Total value to \$6,979,300, by John Green, second by Michael Milliner, unanimously approved. Land value of \$5,336,100 and Improvement Value reduced to \$1,643,200. (This value is applying the Sale Ratio of 0.7143)

On Edge Hospitality LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 02 0 113.00
311 James Robertson Pkwy, Nashville TN 37201

Motion to No Change the Total value to \$82,700, by John Green, second by Michael Milliner, unanimously approved. Land value of \$78,400 and Improvement Value of \$4,300.

On Edge Hospitality LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 02 0 114.00
0 James Robertson Pkwy, Nashville TN 37201

Motion to No Change the Total value to \$81,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$78,400 and Improvement Value of \$2,600.

Connor Venture, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 02 3 160.00
222 4th Ave N, Nashville TN 37219

Motion to Change the Total value to \$7,007,283, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,531,300 and Improvement Value reduced to \$5,475,993. (This value is applying the Sale Ratio of 0.7143)

225 Polk Avenue Partners, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 05 2 001.00
225 Polk Ave, Nashville TN 37203

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

Magnolia 810 Broadway Partnership LP
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 05 4 041.00
810 Broadway, Nashville TN 37203

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

1:00 PM Appeals:

VI. Roll Call

Members present included: Mr. Charley Hankla, Ms. Alexa Coulton, and Ms. Sharilyn Pettus. Also present were Herman Ruben, and Gabe Martin, with the Office of the Property Assessor.

Due to the Chair nor Vice Chair being present at the afternoon session of today's MBOE meeting, the MBOE elected Ms. Alexa Coulton, Temporary Chair, for this meeting, Motion by Charley Hankla, second by Sharilyn Pettus, unanimously approved.

4 Parcels Heard Together

Terra Funding-NCC, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 06 1 016.00
511 Union St, Nashville TN 37219

Motion to Change the Total Land value to \$7,516,222, by Charley Hankla, second by Sharilyn Pettus, unanimously approved. Land value reduced to \$7,516,222. (This value is applying the Sale Ratio of 0.7143)

CPVF III NCC LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 06 1 016.00 001
0 Union St, Nashville TN 37219

Motion to Change the Total Improvement value to \$53,311,781, by Charley Hankla, second by Sharilyn Pettus, unanimously approved. Improvement value reduced to \$53,311,781. (This value is applying the Sale Ratio of 0.7143)

Matthews St. Cloud 2022 TIC, LLC & ET AL
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 06 1 040.00
201 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total value to \$9,357,330, by Charley Hankla, second by Sharilyn Pettus, unanimously approved. Land value of \$5,575,000 and Improvement Value reduced to \$3,782,330. (This value is applying the Sale Ratio of 0.7143)

Terra Funding-NCC, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 06 1 132.00
220 6th Ave N, Nashville TN 37219

Motion to Change the Total Land value to \$8,058,375, by Charley Hankla, second by Sharilyn Pettus, unanimously approved. Land value reduced to \$8,058,375. (This value is applying the Sale Ratio of 0.7143)

CPVF III NCC LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 06 1 132.00 001
0 6th Ave N, Nashville TN 37219

Motion to Change the Total Improvement value to \$13,258,122, by Charley Hankla, second by Sharilyn Pettus, unanimously approved. Improvement value reduced to \$13,258,122.
(This value is applying the Sale Ratio of 0.7143)

One22One Investments Partners, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 09 0 155.00
1221 Broadway, Nashville TN 37203

Motion to Change the Total value to \$94,930,470, by Charley Hankla, second by Sharilyn Pettus, unanimously approved. Land value of \$10,062,300 and Improvement Value reduced to \$84,868,170.
(This value is applying the Sale Ratio of 0.7143)

The Gateway to Nashville, L.L.C.
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 09 0 327.00
111 10th Ave S, Nashville TN 37203

Motion to Change the Total value to \$28,504,570, by Charley Hankla, second by Sharilyn Pettus, unanimously approved. Land value of \$19,275,000 and Improvement Value reduced to \$9,229,570.
(This value is applying the Sale Ratio of 0.7143)

Eagle 2, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 09 0 331.00
1011 Demonbreun St, Nashville TN 37203

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

FP Investors, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 09 0C 001.00
211 12th Ave S, Nashville TN 37203

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

1222 Demonbreun, LP
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 09 0E 001.00
1222 Demonbreun St, Nashville TN 37203

Motion to Change the Total value to \$71,430,000, by Charley Hankla, second by Sharilyn Pettus, unanimously approved. Land value of \$11,499,900 and Improvement Value reduced to \$59,930,100. (This value is applying the Sale Ratio of 0.7143)

Ten D, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 10 0 014.01
901 Demonbreun St, Nashville TN 37203

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

Ten D, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 10 0 017.00
210 10th Ave S, Nashville TN 37203

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

Ten D, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 10 0 018.00
212 10th Ave S, Nashville TN 37203

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

Eagle 1, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 10 0 045.00
813 Lea Ave, Nashville TN 37203

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

Eagle 3, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 10 0 046.00
821 Palmer Pl, Nashville TN 37203

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

Eagle 4, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 10 0 492.00
0 Palmer Pl, Nashville TN 37203

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

VII. Adjournment

Motion to adjourn by Sharilyn Pettus, second by Charley Hankla, unanimously approved.

Meeting adjourned 1:15 PM.

ATTEST:

APPROVED:
