



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday August 15, 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. Melba Jackson, Mr. Derrick Starks, Ms. Alexa Coulton, and Mr. John Green. Also present were Herman Ruben, Gabe Martin, and Alex Blake, with the Office of the Property Assessor. Also present providing data on behalf of Evans and Petree, was Mr. Adam Klenk with Capstone Properties.

III. Review and Approval of Minutes: Approval of Minutes from the following MBOE Meetings: Monday August 5, 2024, Tuesday August 6, 2024, Wednesday August 7, 2024, and Thursday August 8, 2024, Motion by John Green, second by Alexa Coulton, unanimously approved.

Due to the Chair nor Vice Chair present for this MBOE meeting, the MBOE elected Mr. Derrick Starks, Temporary Chair, Motion by John Green, second by Melba Jackson, unanimously approved.

****NOTE**** The MBOE was able to complete the morning session appeals and started on the afternoon session. The MBOE recessed at approximately 11:10 AM and resumed with the afternoon session at 1:00 PM.

IV. Public Comment Period

V. Appeals:

8:30 AM

Grassmere IV, L.P.
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 133 00 0 130.00
640 Grassmere Park, Nashville TN 37211

Motion to Change the Total value to \$4,077,153, by John Green, second by Melba Jackson, unanimously approved. Land value of \$3,544,000 and Improvement Value reduced to \$533,153. (This value is applying the Sale Ratio of 0.7143)

3LS properties, Inc.
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 226.00
301 S Perimeter Park Dr, Nashville TN 37211

Motion to Change the Total value to \$3,863,649, by Melba Jackson, second by John Green, unanimously approved. Land value of \$1,770,100 and Improvement Value reduced to \$2,093,549. (This value is applying the Sale Ratio of 0.7143)

Delpres Nashville, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 229.00
550 Metroplex Dr, Nashville TN 37211

Motion to Change the Total value to \$19,798,253, by John Green, second by Alexa Coulton, unanimously approved. Land value of \$7,319,400 and Improvement Value reduced to \$12,478,853. (This value is applying the Sale Ratio of 0.7143)

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 265.00
1420 Donelson Pike, Nashville TN 37217

At the request of the appellant, this appeal is hereby withdrawn.

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 269.00
1410 Donelson Pike, Nashville TN 37217

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

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 271.00
1400 Donelson Pike, Nashville TN 37217

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

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 275.00
5225 Harding Pl, Nashville TN 37217

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

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 276.00
1010 Airpark Center Dr, Nashville TN 37217

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

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 277.00
801 Airpark Center Dr, Nashville TN 37217

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

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 284.00
701 Airpark Center Dr, Nashville TN 37217

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

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 285.00
601 Airpark Center Dr, Nashville TN 37217

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

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 286.00
501 Airpark Center Dr, Nashville TN 37217

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

SL Airpark, LLC & SL Airpark II, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 287.00
401 Airpark Center Dr, Nashville TN 37217

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

SL 5270 Harding Place, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 134 00 0 315.00
5270 Harding Place, Nashville TN 37217

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

Harold Crye 2021 Trust
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 159 00 0 111.00
1187 Old Hickory Blvd, Brentwood TN 37027

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

Advent Properties
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 160 00 0 183.00
201 Summit View Dr, Brentwood TN 37027

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

**This concluded the 8:30 AM session and the morning MBOE began hearing 1:00 PM Appeals. They were not done in the order on the agenda.

1:00 PM Appeals:

VI. Roll Call

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

Due to the Chair nor Vice Chair present for this MBOE meeting, the MBOE elected Ms. Alexa Coulton, Temporary Chair, Motion by Carnell Scruggs, second by Charley Hankla, unanimously approved.

Preston Run Apartments, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 026 00 0 162.00
333 Northcreek Blvd, Goodlettsville TN 37072

Motion to Change the Total value to \$32,643,510, by John Green, second by Alexa Coulton, unanimously approved. Land value of \$1,904,000 and Improvement Value reduced to \$30,739,510. (This value is applying the Sale Ratio of 0.7143)

Samaroo Development Group, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 051 00 0 082.00
555 Creative Way, Madison TN 37115

Motion to Change the Total value to \$8,051,590, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$1,157,300 and Improvement Value reduced to \$6,894,290. (This value is applying the Sale Ratio of 0.7143)

Highland Ridge Property LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 051 05 0 002.00
721 Due West Ave N, Madison TN 37115

Motion to Change the Total value to \$19,571,820, by John Green, second by Alexa Coulton, unanimously approved. Land value of \$2,240,000 and Improvement Value reduced to \$17,331,820. (This value is applying the Sale Ratio of 0.7143)

Due West Owner LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 051 06 0 060.00
620 W Due West Ave, Madison TN 37115

Motion to Change the Total value to \$16,957,696, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$1,609,100 and Improvement Value reduced to \$15,348,596. (This value is applying the Sale Ratio of 0.7143)

3 Parcels Heard Together

West Trinity Residences
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 070 04 0 213.00
200 Hillside Cottage Ln, Nashville TN 37207

Motion to Change the Total value to \$19,831,367, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$2,179,700 and Improvement Value reduced to \$17,651,667. (This value is applying the Sale Ratio of 0.7143)

West Trinity Residences
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 070 08 0 250.00
519 Homestead River Way, Nashville TN 37207

Motion to Change the Total value to \$9,638,290, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$1,144,800 and Improvement Value reduced to \$8,493,490. (This value is applying the Sale Ratio of 0.7143)

West Trinity Residences
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 070 08 0 251.00
520 Homestead River Way, Nashville TN 37207

Motion to Change the Total value to \$518,800, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$352,800 and Improvement Value reduced to \$166,000. (This value is applying the Sale Ratio of 0.7143)

Cherner ESC Germantown, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 081 12 0 329.00
1600 Rosa L Parks Blvd, Nashville TN 37208

Motion to Change the Total value to \$11,785,950, by Melba Jackson, second by Alexa Coulton, unanimously approved. Land value of \$5,262,000 and Improvement Value reduced to \$6,523,950. (This value is applying the Sale Ratio of 0.7143)

Germantown Phase II JV, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 082 05 0 158.00
1410 Adams St, Nashville TN 37208

Motion to Change the Total value to \$33,269,308, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$14,000,000 and Improvement Value reduced to \$19,269,308. (This value is applying the Sale Ratio of 0.7143)

Germantown JV, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 082 05 0 177.00
1420 Adams St, Nashville TN 37208

Motion to Change the Total value to \$91,787,550, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$14,000,000 and Improvement Value reduced to \$77,787,550. (This value is applying the Sale Ratio of 0.7143)

NRN Parcel C Owner, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 082 06 0 098.00
2161 Waterside Dr, Nashville TN 37207

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

NRN Parcel D Owner, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 082 06 0 099.00
2141 Waterside Dr, Nashville TN 37207

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

NRN Parcel A Owners, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 082 10 0 063.00
2200 Bowline Ave, Nashville TN 37207

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

NRN Parcel E Owner, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 082 10 0 064.00
2135 Waterside Dr, Nashville TN 37207

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

VII. Adjournment

Motion to adjourn by Charley Hankla, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 2:10 PM.

ATTEST:

APPROVED:
