



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday August 19, 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. Mia Parker, Ms. Deb Dawson, Mr. Charley Hankla, and Mr. Carnell Scruggs. Also present were Herman Ruben, and Nathan Burton with the Office of the Property Assessor. The following reps were present with Ryan, LLC for the afternoon session: Caitlyn Smagh, Jake Jameson, Caleb Marlow, and Ben Kronman.

III. Review and Approval of Minutes:

IV. Public Comment Period

****NOTE**** The MBOE heard both the appeals scheduled for the morning and afternoon during the afternoon session.

V. Appeals:

8:30 AM

Cowan Street Properties
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 082 10 0 062.00
500 Cowan St, Nashville TN 37207

Motion to No Change the Total value of \$44,202,900, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$35,136,600 and Improvement Value of \$9,066,300.

Plaza 18, L.P.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 12 0 298.00
1800 Church St, Nashville TN 37203

Motion to Change the Total value to \$6,214,410, by Charley Hankla, second by Mia Parker, unanimously approved. Land value reduced to \$6,213,410 and Improvement Value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

Vastland Development, L.L.C.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 12 0 479.00
1720 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$9,582,335, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$4,000,000 and Improvement Value reduced to \$5,582,335. (This value is applying the Sale Ratio of 0.7143)

Vastland Development, L.L.C.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 12 0 480.00
1716 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$2,066,600, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$2,040,000 and Improvement Value of \$26,600.

HCA Realty, Inc.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 14 0 041.00
2555 Park Plaza, Nashville TN 37203

Motion to Change the Total value to \$49,558,134, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$20,353,400 and Improvement Value reduced to \$29,204,734. (This value is applying the Sale Ratio of 0.7143)

GHC-Galen Health Care, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 14 0 089.00
1 Park Plaza, Nashville TN 37203

Motion to Change the Total value to \$92,144,700, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$28,186,000 and Improvement Value reduced to \$63,958,700. (This value is applying the Sale Ratio of 0.7143)

GHC-Galen Health Care, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 14 0 090.00
2545 Park Plaza, Nashville TN 37203

Motion to Change the Total value to \$25,286,220, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$14,178,800 and Improvement Value reduced to \$11,107,420. (This value is applying the Sale Ratio of 0.7143)

HCA Realty, Inc. ET AL (DO)
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 14 0 096.00
0 28th Ave N, Nashville TN 37209

Motion to No Change the Total value of \$49,462,600, by Charley Hankla, second by Mia Parker, unanimously approved. Land value of \$38,446,100 and Improvement Value of \$11,016,500.

NP 18th & Chet LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0 358.00
818 18th Ave S, Nashville TN 37203

Motion to Change the Total value to \$33,411,383, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$6,730,100 and Improvement Value reduced to \$26,681,283. (This value is applying the Sale Ratio of 0.7143)

Historic Polk Properties, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 05 2 008.00
211 7th Ave N, Nashville TN 37219

Motion to Change the Total value to \$12,143,100, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$5,512,500 and Improvement Value reduced to \$6,630,600. (This value is applying the Sale Ratio of 0.7143)

SREIT 222 Second Ave, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 4C 002.00
222 2nd Ave S, Nashville TN 37201

Motion to Change the Total value to \$111,073,650, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$18,806,000 and Improvement Value reduced to \$92,267,650. (This value is applying the Sale Ratio of 0.7143)

1201 Partners, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 09 0 270.00
1201 Demonbreun St, Nashville TN 37203

Motion to Change the Total value to \$85,001,700, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$19,602,000 and Improvement Value reduced to \$65,399,700. (This value is applying the Sale Ratio of 0.7143)

Vanderbilt University
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 03 0 258.00
2525 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$95,868,907, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$53,687,500 and Improvement Value reduced to \$42,181,407. (This value is applying the Sale Ratio of 0.7143)

Hawkins Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 105 01 0 611.00
1001 Hawkins Sr, Nashville TN 37203

Motion to Change the Total value to \$4,285,800, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value reduced to \$4,284,800 and Improvement Value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

IDB
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 120 00 0 158.00
1 Dell Pkwy, Nashville TN 37217

Motion to Change the Total value to \$54,663,950, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$4,849,200 and Improvement Value reduced to \$49,814,750. (This value is applying the Sale Ratio of 0.7143)

CB Capital LLC-Series D
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 120 01 0 140.00
1161 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$4,428,660, by Mia Parker, second by Charley Hankla, unanimously approved. Land value of \$1,532,900 and Improvement Value reduced to \$2,895,760. (This value is applying the Sale Ratio of 0.7143)

Southpoint, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 160 00 0 211.00
2000 Health Park Dr, Brentwood TN 37027

Motion to No Change the Total value of \$94,776,900, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$27,505,000 and Improvement Value of \$67,271,900.

1:00 PM Appeals:

HCA Realty, Inc.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 11 0 255.00
2211 Patterson St, Nashville TN 37203

Motion to No Change the Total value of \$6,688,700, by Charley Hankla, second by Mia Parker, unanimously approved. Land value of \$6,587,500 and Improvement Value of \$101,200.

Cambridge Nashville Med Center, L.P.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 14 0B 003.00
8 City Blvd, Nashville TN 37209

Motion to Change the Total value to \$30,714,900, by Mia Parker, second by Charley Hankla, unanimously approved. Land value of \$5,570,800 and Improvement Value reduced to \$25,144,100. (This value is applying the Sale Ratio of 0.7143)

PEP Music Square, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0 361.00
900 18th Ave S, Nashville TN 37212

Motion to Change the Total value to \$5,000,100, by Mia Parker, second by Charley Hankla, unanimously approved. Land value reduced to \$4,964,500 and Improvement Value of \$35,600. (This value is applying the Sale Ratio of 0.7143)

PEP Music Square, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0 373.00
49 Music Square W, Nashville TN 37203

Motion to Change the Total value to \$11,428,800, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$3,375,000 and Improvement Value reduced to \$8,053,000. (This value is applying the Sale Ratio of 0.7143)

404 James Robertson PROP, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 02 0 009.00
404 James Robertson Pkwy, Nashville TN 37219

Motion to Change the Total value to \$19,818,254, by Charley Hankla, second by Mia Parker, unanimously approved. Land value of \$3,826,200 and Improvement Value reduced to \$15,992,054. (This value is applying the Sale Ratio of 0.7143)

300 James Robertson PROP, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 02 0 009.01
300 James Robertson Pkwy, Nashville TN 37201

Motion to No Change the Total value of \$5,280,000, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$2,571,800 and Improvement Value of \$2,708,200. (This value is applying the Sale Ratio of 0.7143)

616 Church, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 1 001.00
618 Church St, Nashville TN 37219

Motion to Change the Total value to \$13,143,120, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$5,672,100 and Improvement Value reduced to \$7,471,020. (This value is applying the Sale Ratio of 0.7143)

616 Church, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 1 002.00
616 Church St, Nashville TN 37219

Motion to Change the Total value to \$2,928,630, by Charley Hankla, second by Mia Parker, unanimously approved. Land value of \$1,427,000 and Improvement Value reduced to \$1,501,630. (This value is applying the Sale Ratio of 0.7143)

NW 5 +B Office and Retail LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 3A 001.00
501 Commerce St, Nashville TN 37203

Motion to Change the Total value to \$180,360,750, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$33,101,300 and Improvement Value reduced to \$147,259,450. (This value is applying the Sale Ratio of 0.7143)

631 Second & Elm, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 11 0 158.00
631 President Ronald Reagan Way, Nashville TN 37210

Motion to No Change the Total value of \$3,533,400, by Charley Hankla, second by Mia Parker, unanimously approved. Land value of \$1,792,800 and Improvement Value of \$1,740,600.

Nashville Office 2, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 13 0 143.00
35 Music Sq E, Nashville TN 37203

Motion to Change the Total value to \$26,532,674, by Mia Parker, second by Charley Hankla, unanimously approved. Land value of \$5,750,000 and Improvement Value reduced to \$20,782,674. (This value is applying the Sale Ratio of 0.7143)

Abby Lane Properties-West LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 06 0 030.00
3212 Park Dr, Nashville TN 37203

Motion to Change the Total value to \$7,143,000, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$3,659,000 and Improvement Value reduced to \$3,484,000. (This value is applying the Sale Ratio of 0.7143)

Burton 6, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 131 06 0A 035.00
1 A Burton Hills Blvd, Nashville TN 37215

Motion to Change the Total value to \$22,293,303, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$2,744,300 and Improvement Value reduced to \$19,549,003. (This value is applying the Sale Ratio of 0.7143)

Family Video Employees, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 134 14 0 044.00
3354 Perimeter Hill Dr, Nashville TN 37211

Motion to Change the Total value to \$5,560,826, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$1,545,900 and Improvement Value reduced to \$4,014,926. (This value is applying the Sale Ratio of 0.7143)

Drake Pacer Bakertown Acquisition, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 148 00 0 175.00
601 Bakertown Rd, Antioch TN 37013

Motion to Change the Total value to \$7,403,720, by Charley Hankla, second by Mia Parker, unanimously approved. Land value of \$4,181,800 and Improvement Value reduced to \$3,221,920. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment

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

Meeting adjourned 1:49 PM.

ATTEST:

APPROVED:
