



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday August 20, 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. Lori Caste, Ms. Alexa Coulton, Mr. Carnell Scruggs and Mr. Michael Milliner. Also present were Herman Ruben, and Gabe Martin with the Office of the Property Assessor. The following reps were present with Ryan, LLC for the morning and afternoon session: Caitlyn Smagh, Jake Jameson, Caleb Marlow, and Ben Kronman.

****NOTE**** Due to the Chair nor Vice Chair being present for this MBOE Meeting, the MBOE elected Ms. Alexa Coulton, Temporary Chair for this meeting, Motion by Carnell Scruggs, second by Michael Milliner, unanimously approved.

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

The GC Net Lease (Nashville) Investors, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 070 11 0 005.00
530 Great Circle Rd, Nashville TN 37228

Motion to No Change the Total value of \$17,095,200, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$4,339,300 and Improvement Value of \$12,755,900.

The GC Net Lease (Nashville) Investors, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 070 11 0 011.00
500 Great Circle Rd, Nashville TN 37228

Motion to Change the Total value to \$12,357,390, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$3,434,800 and Improvement Value reduced to \$8,922,590. (This value is applying the Sale Ratio of 0.7143)

Hahn, Curt
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 081 04 0 237.00
810 Dominican Dr, Nashville TN 37228

Motion to Change the Total value to \$3,928,650, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$673,300 and Improvement Value reduced to \$3,255,350. (This value is applying the Sale Ratio of 0.7143)

B9 NTN Office Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 1 049.00
424 Church St, Nashville TN 37219

Motion to Change the Total value to \$103,573,500, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$12,568,500 and Improvement Value reduced to \$91,005,000. (This value is applying the Sale Ratio of 0.7143)

Fourth & Church Nashville LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 1 056.00
201 4th Ave N, Nashville TN 37219

Motion to No Change the Total value of \$50,000,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$11,080,700 and Improvement Value of \$38,919,300.

Nashland LL, LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 095 00 0 108.00
555 Marriott Dr, Nashville TN 37214

Motion to No Change the Total Land value of \$2,888,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$2,888,000.

Nashland TT, LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 095 00 0 108.00 001
555 Marriott Dr, Nashville TN 37214

Motion to Change the Total Improvement value to \$18,648,145, by Carnell Scruggs, second by Lori Caste, unanimously approved. Improvement value reduced to \$18,648,145. (This value is applying the Sale Ratio of 0.7143)

CCP Property Owner Nashville I, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 095 16 0 018.00
2636 Elm Hill Pike, Nashville TN 37214

Motion to Change the Total value to \$14,786,010, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$4,683,600 and Improvement Value reduced to \$10,102,410. (This value is applying the Sale Ratio of 0.7143)

CCP Property Owner Nashville I, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 095 16 0 039.00
2630 Elm Hill Pike, Nashville TN 37214

Motion to Change the Total value to \$5,964,405, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$2,885,400 and Improvement Value reduced to \$3,079,005. (This value is applying the Sale Ratio of 0.7143)

CCP Property Owner Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 107 00 0 000.00 002
404 BNA Dr, Nashville TN 37217

Motion to Change the Total value to \$25,661,228, by Michael Milliner, second by Lori Caste, unanimously approved. Land value of \$4,642,100 and Improvement Value reduced to \$21,019,128. (This value is applying the Sale Ratio of 0.7143)

Nashland LL, LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 107 00 0 112.00
565 Marriott Dr, Nashville TN 37214

Motion to No Change the Total Land value of \$4,029,300, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$4,029,300.

Nashland TT, LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 107 00 0 112.00 001
565 Marriott Dr, Nashville TN 37214

Motion to Change the Total Improvement value to \$16,956,834, by Carnell Scruggs, second by Lori Caste, unanimously approved. Improvement value reduced to \$16,956,834. (This value is applying the Sale Ratio of 0.7143)

Metropolitan Nashville Airport Authority
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 107 00 0 117.00
402 BNA Dr, Nashville TN 37217

Motion to No Change the Total Land value of \$4,603,800, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$4,603,800.

CCP Property Owner Nashville I, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 107 00 0 127.00
51 Century Blvd, Nashville TN 37214

Motion to Change the Total value to \$6,067,979, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,589,900 and Improvement Value reduced to \$4,478,079. (This value is applying the Sale Ratio of 0.7143)

MAC Partners, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 108 00 0 216.00
801 Royal Pkwy, Nashville TN 37214

Motion to Change the Total value to \$8,107,305, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$3,057,900 and Improvement Value reduced to \$5,049,405. (This value is applying the Sale Ratio of 0.7143)

Burton 1 & 2, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 131 06 0A 001.00
1 Burton Hills Blvd, Nashville TN 37215

Motion to Change the Total value to \$19,357,530, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$6,626,100 and Improvement Value reduced to \$12,731,430. (This value is applying the Sale Ratio of 0.7143)

Burton 1 & 2, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 131 06 0A 002.00
30 Burton Hills Blvd, Nashville TN 37215

Motion to Change the Total value to \$18,107,505, by Michael Milliner, second by Lori Caste, unanimously approved. Land value of \$4,390,900 and Improvement Value reduced to \$13,716,605. (This value is applying the Sale Ratio of 0.7143)

1:00 PM Appeals:

Nashville TN I SGF, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 070 16 0 020.00
200 Athens Way, Nashville TN 37228

Motion to Change the Total value to \$35,911,433, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$4,662,700 and Improvement Value reduced to \$31,248,733. (This value is applying the Sale Ratio of 0.7143)

Neuhoff Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 082 09 0 251.00
1320 Adams St, Nashville TN 37208

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

Nashville West End Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0 157.00
1801 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$48,051,282, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$5,777,800 and Improvement Value reduced to \$42,273,482. (This value is applying the Sale Ratio of 0.7143)

Nashville West End Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0 173.00
1800 Broadway, Nashville TN 37203

Motion to Change the Total value to \$12,307,068, by Michael Milliner, second by Lori Caste, unanimously approved. Land value of \$8,489,800 and Improvement Value reduced to \$3,817,268. (This value is applying the Sale Ratio of 0.7143)

Nashville Moore Property LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0 267.00
827 19th Ave S, Nashville TN 37203

Motion to No Change the Total value of \$47,417,800, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$7,762,300 and Improvement Value of \$39,655,500.

WSL-Philips Plaza, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 02 3 188.00
414 Union St, Nashville TN 37219

Motion to Change the Total value to \$72,501,450, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$12,823,300 and Improvement Value reduced to \$59,678,150. (This value is applying the Sale Ratio of 0.7143)

UNICO Nashville, LLC & ALCO Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 1 101.00
158 4th Ave N, Nashville TN 37219

Motion to Change the Total value to \$7,503,130, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$6,272,700 and Improvement Value reduced to \$1,230,430. (This value is applying the Sale Ratio of 0.7143)

UNICO Nashville, LLC & ALCO Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 1 103.00
150 4th Ave N, Nashville TN 37219

Motion to Change the Total value to \$70,529,895, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$10,850,700 and Improvement Value reduced to \$59,679,195. (This value is applying the Sale Ratio of 0.7143)

UNICO Nashville, LLC & ALCO Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 1 110.00
173 3rd Ave N, Nashville TN 37201

Motion to Change the Total value to \$3,319,418, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$2,314,200 and Improvement Value reduced to \$1,005,218. (This value is applying the Sale Ratio of 0.7143)

UNICO Nashville, LLC & ALCO Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 1 112.00
181 3rd Ave N, Nashville TN 37201

Motion to Change the Total value to \$8,879,557, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$6,029,100 and Improvement Value reduced to \$2,850,457. (This value is applying the Sale Ratio of 0.7143)

RMH-EP, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 11 0 258.00
45 Peabody St, Nashville TN 37210

Motion to No Change the Total value of \$82,144,500, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$21,640,500 and Improvement Value of \$60,504,000.

Roundabout Plaza, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 13 0 004.00
1600 Division St, Nashville TN 37203

Motion to Change the Total value to \$53,215,350, by Michael Milliner, second by Lori Caste, unanimously approved. Land value of \$13,005,700 and Improvement Value reduced to \$40,209,650. (This value is applying the Sale Ratio of 0.7143)

US VI Music Circle South, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 13 0 335.00
1 Music Cir S, Nashville TN 37203

Motion to No Change the Total value of \$30,136,400, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$5,276,700 and Improvement Value of \$24,859,700.

SCUS OCP, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 095 00 0 031.00
26 Century Blvd, Nashville TN 37214

Motion to Change the Total value to \$65,358,450 by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$6,179,000 and Improvement Value reduced to \$59,179,450. (This value is applying the Sale Ratio of 0.7143)

MAC Partners, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 108 01 0 081.00
828 Royal Pkwy, Nashville TN 37214

Motion to Change the Total value to \$5,500,110, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$2,524,700 and Improvement Value reduced to \$2,975,410. (This value is applying the Sale Ratio of 0.7143)

EP Grassmere, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 132 00 0 012.00
4560 Trousdale Dr, Nashville TN 37204

Motion to Change the Total value to \$3,100,062, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,975,900 and Improvement Value reduced to \$1,124,162. (This value is applying the Sale Ratio of 0.7143)

FDS Nolensville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 172 00 0 122.00
5880 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$13,682,417 by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$5,891,100 and Improvement Value reduced to \$7,791,317. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment

Motion to adjourn by Lori Caste, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 9:18 AM.

ATTEST:

APPROVED:
