



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Thursday July 16, 2020

9:00 A.M.

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 2nd Avenue South, Suite 210

I. Call To Order

II. Roll Call

Members present included: Mr. Bob Notestine, Mr. Derrick Starks and Ms. Brenda Gadd. Also present were Joshua Thomas with Metro Legal and Herman Ruben and Wes Thomas with the Office of the Property Assessor. Present for the appellants were: Caitlyn Milks, Chris Boyer and Claire Jiraseuijinda with Ryan.

III. Review and Approval of Minutes

Motion by Bob Notestine, second by Brenda Gadd, unanimously approved, to approve the minutes from the July 15, 2020 MBOE meeting.

IV. Appeals:

9:00 AM

Opryland Hospitality II, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 062 00 0 168.00  
211 Music City Circle, Nashville TN 37214

Motion to No Change the Total Value of \$13,835,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$1,489,700 and Improvement Value of \$12,345,300.  
(At the request of the appellant)

Opryland Hospitality I, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 062 00 0 171.00  
125 Music City Circle, Nashville TN 37214

Motion to No Change the Total Value of \$14,118,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$1,136,900 and Improvement Value of \$12,981,100.  
(At the request of the appellant)

Charles H. Turner, Et Ux.  
Caitlyn Milks w/Ryan  
Parcel ID 064 16 0 024.00  
4744 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$1,169,400, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$392,000 and Improvement Value of \$777,400.  
(At the request of the appellant)

BVC Oakwood Commons, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 064 16 0 027.00  
4670 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$12,202,600, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$3,596,300 and Improvement Value of \$8,606,300.  
(At the request of the appellant)

MKTN, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 075 00 0 178.00  
5100 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total Value to \$2,100,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$875,400 and Improvement Value reduced to \$1,224,600. (This value is determined on the Sales Ratio of 0.8477)

MKTN, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 075 00 0 202.00  
5028 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total Value to \$935,900, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$234,800 and Improvement Value reduced to \$701,100. (This value is determined on the Sales Ratio of 0.8477)

Button Up Music Row Hotel Owner, LLC  
Chris Boyer w/Ryan  
Parcel ID 092 12 0 528.00  
1811 Hayes Street, Nashville TN 37203

Motion to No Change the Total Value of \$6,088,700, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$1,674,000 and the Improvement Value of \$4,414,700.

HH Nashville JV Holdings, LLC  
Chris Boyer w/Ryan  
Parcel ID 092 16 0 004.00  
2100 Hayes Street, Nashville TN 37203

Motion to No Change the Total Value of \$38,890,700, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$2,531,300 and the Improvement Value of \$36,359,400.

18<sup>th</sup> & Chet, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 092 16 0 358.00  
818 18<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$41,382,200, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$5,384,000 and Improvement Value reduced to \$35,998,200. (This value is determined on the Sales Ratio of 0.8477)

Button Up Music Row Hotel Owner, LLC  
Chris Boyer w/Ryan  
Parcel ID 092 16 0 434.00  
1808 West End Avenue, Nashville TN 37203

Motion to No Change the Total Value of \$78,000,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$3,720,000 and the Improvement Value of \$74,280,000.

TN Printers Hotel Owner, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 093 02 3 151.00  
315 Union St, Nashville TN 37201

Motion to No Change the Total Value of \$25,941,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$2,027,000 and Improvement Value of \$23,914,000.  
(At the request of the appellant)

TN Printers Hotel Owner, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 093 02 3 152.00  
301 Union St, Nashville TN 37201

Motion to No Change the Total Value of \$13,943,300, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$1,089,000 and Improvement Value of \$12,854,300.  
(At the request of the appellant)

TN Printers Hotel Owner, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 093 02 3 153.00  
231 3<sup>rd</sup> Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$3,567,500, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$1,675,000 and Improvement Value of \$1,892,500.  
(At the request of the appellant)

Infinity Music Row, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 093 13 0 584.00 001  
0 Division St, Nashville TN 37203

Motion to Change the Total Improvement Value to \$53,794,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Improvement Value reduced to \$53,794,000. (This value is determined on the Sales Ratio of 0.8477)

HEI Nashville, LTD  
Caitlyn Milks w/Ryan  
Parcel ID 107 00 0 120.00  
777 McGavock Pike, Nashville TN 37214

Motion to No Change the Total Value of \$66,718,900, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$5,137,900 and Improvement Value of \$61,581,000.  
(At the request of the appellant)

CH Bedford Hotel Partners, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 117 10 0 111.00  
3800 Bedford Ave, Nashville TN 37215

Motion to No Change the Total Value of \$28,110,400, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$3,136,400 and Improvement Value of \$24,974,000.  
(At the request of the appellant)

Publix Tennessee, LLC  
Claire Jiraseujinda w/Ryan  
Parcel ID 156 09 0A 001.00  
8028 Highway 100, Nashville TN 37221

Motion to Change the Total Value to \$11,800,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$5,080,800 and Improvement Value reduced to \$6,719,200. (This value determined on the Sales Ratio of 0.8477)

PR Nashville Interchange Phase I, LLC  
Caitlyn Milks w/Ryan  
Parcel ID 175 00 0 224.00  
8028 Highway 100, Nashville TN 37221

Motion to Change the Total Value to \$34,331,900, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$1,774,400 and Improvement Value reduced to \$32,557,500. (This value determined on the Sales Ratio of 0.8477)

V. Adjournment

Motion to adjourn by Bob Notestine, second by Brenda Gadd, unanimously approved.

Meeting adjourned 10:45 AM.

**ATTEST:**

**APPROVED:**

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