



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Friday June 28, 2019

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. Derrick Starks, Mr. Bob Notestine, and Ms. Glenda Chambers. Also present were Herman Ruben and Derrick Hammond with the Office of the Property Assessor.

III. Review and Approval of Minutes

Motion by Bob Notestine, second by Glenda Chambers, unanimously approved, to approve the minutes from the June 27, 2019 MBOE meeting.

IV. Appeals:

9:00 AM

J & R Real Estate Holdings, LLC  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 026 05 0 132.00  
520 Rivergate Pkwy, Goodlettsville TN 37072

Motion to change the total value to \$8,723,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$1,121,500 and Improvement value reduced to \$7,601,500. (The Sales Ratio of 0.8477 was applied)

IDB  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 093 06 0 095.00  
200 4<sup>th</sup> Ave S, Nashville TN 37201

Motion to change the total value to \$169,540,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$10,781,000 and Improvement value reduced to \$158,759,000. (The Sales Ratio of 0.8477 was applied)

Highwoods Realty Limited Partnership  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 093 06 0 095.00 001  
0 4<sup>th</sup> Ave S, Nashville TN 37201

Motion to No change the total value of \$48,655,000, by Glenda Chambers, second by Bob Notestine, unanimously approved. Improvement value of \$48,655,000.

Tennessee Municipal League  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 093 06 1 006.00  
223 6<sup>th</sup> Ave N, Nashville TN 37219

Motion to change the total value to \$5,435,900, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$2,529,300 and Improvement value reduced to \$2,906,600. (The Sales Ratio of 0.8477 was applied)

Cornerstone Associates, LLC  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 093 06 1 026.00  
202 6<sup>th</sup> Ave N, Nashville TN 37219

Motion to No change the total value of \$1,796,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$891,000 and Improvement value of \$905,000.

Cornerstone Associates, LLC  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 093 06 1 027.00  
530 Church St, Nashville TN 37219

Motion to No change the total value of \$2,344,100, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$1,200,000 and Improvement value of \$1,144,100.

Highwoods Realty Limited Partnership  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 093 06 4 063.00 001  
0 3<sup>rd</sup> Ave S, Nashville TN 37201

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

City Winery Nashville, LLC  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 093 14 0 592.00  
600 Middleton St, Nashville TN 37203

Motion to change the total value to \$9,400,000, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land value of \$8,154,500 and Improvement value reduced to \$1,245,500. (The Sales Ratio of 0.8477 was applied)

Efficient Properties, III, LLC  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 095 07 0 141.00  
2434 Atrium Way, Nashville TN 37214

Motion to No change the total value of \$2,450,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$1,180,500 and Improvement value of \$1,269,500.

Highwoods Realty Limited Partnership (North Carolina)  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 104 06 0 023.00  
3322 Park Dr, Nashville TN 37203

Motion to change the total value to \$48,100,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$7,514,000 and Improvement value reduced to \$40,586,000. (The Sales Ratio of 0.8477 was applied)

C. Leroy Norton, Jr. and Dane D Bryant, Et Al.  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 106 00 0 035.00  
1515 Elm Hill Pike, Nashville TN 37210

Motion to No change the total value of \$1,630,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$410,000 and Improvement value of \$1,220,000.

Rachel Properties  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 107 00 0 146.00  
560 Royal Pkwy, Nashville TN 37214

Motion to change the total value to \$5,090,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$2,234,600 and Improvement value reduced to \$2,855,400. (The Sales Ratio of 0.8477 was applied)

Royal Business Partners  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 107 00 0 164.00  
30 Rachel Dr 100, Nashville TN 37214

Motion to No change the total value of \$3,668,500, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land value of \$700,400 and Improvement value of \$2,968,100.

Grace's Inc.  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 117 14 0 139.00  
4001 Hillsboro Pike, Nashville TN 37215

Motion to No change the total value of \$8,523,400, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land value of \$7,405,300 and Improvement value of \$1,118,100.

Grace's Plaza, Ltd.  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 117 14 0 170.00  
4009 Hillsboro Pike, Nashville TN 37215

Motion to change the total value to \$12,840,000, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land value of \$9,909,900 and Improvement value reduced to \$2,930,100. (The Sales Ratio of 0.8477 was applied)

Burton Hills IV Investments, Inc.  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 131 06 0A 017.00  
40 Burton Hills Blvd, Nashville TN 37215

Motion to change the total value to \$37,840,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$4,671,800 and Improvement value reduced to \$33,168,200. (The Sales Ratio of 0.8477 was applied)

Burton Hills Investments, General Partnership  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 131 06 0A 018.00  
20 Burton Hills Blvd, Nashville TN 37215

Motion to change the total value to \$29,600,000, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land value of \$3,659,100 and Improvement value reduced to \$25,940,900. (The Sales Ratio of 0.8477 was applied)

Prime Kurtell Properties, LLC  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 142 00 0 363.00  
7640 Highway 70 S, Nashville TN 37221

Motion to No change the total value of \$5,800,000, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land value of \$2,396,600 and Improvement value of \$3,403,400.

Prime Kurtell Properties, LLC  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 159 00 0 110.00  
1195 Old Hickory Blvd, Brentwood TN 37027

Motion to No change the total value of \$4,700,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$1,533,300 and Improvement value of \$3,166,700.

Richland Country Club  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 159 00 0 232.00  
1 Club Dr, Nashville TN 37215

Motion to No change the total value of \$17,731,600, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land value of \$8,873,100 and Improvement value of \$8,858,500.

Highwoods Realty Limited  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 160 00 0 243.00  
310 Seven Springs Way, Brentwood TN 37027

Motion to change the total value to \$60,335,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$8,363,500 and Improvement value reduced to \$51,971,500. (The Sales Ratio of 0.8477 was applied)

Lifepoint Hospitals, Inc.  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 160 00 0 288.00 001  
0 Seven Springs Way, Brentwood TN 37027

Motion to No change the total value of \$5,258,000, by Glenda Chambers, second by Bob Notestine, unanimously approved. Improvement value of \$5,258,000.

Glenwood Equity Capital Corporation  
Debbie Smith w/Criterion Property Resources, Inc.  
Parcel ID 161 00 0 031.00  
5505 Edmondson Pike, Nashville TN 37211

Motion to No change the total value of \$5,400,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land value of \$795,100 and Improvement value of \$4,604,900.

V. Adjournment

Motion to adjourn by Glenda Chambers, second by Bob Notestine, unanimously approved.

Meeting adjourned 12:09 PM.

**ATTEST:**

**APPROVED:**

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