



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday July 24, 2019

9:00 A.M.

Property Assessor's Office, Howard Office Building, 2nd 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. Jacqueline Kelly. 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 Jacqueline Kelly, unanimously approved, to approve the minutes from the July 22, 2019 MBOE meeting.

****THE MBOE WENT AHEAD AND HEARD THE APPEALS SCHEDULED FOR WEDNESDAY JULY 24, 2019 IMMEDIATELY FOLLOWING THESE 18 PARCELS. THE ADJOURNMENT TIME FOR BOTH TUESDAY JULY 23RD AND WEDNESDAY JULY 24TH WILL BE THE SAME, HOWEVER, THE MINUTES WILL BE PREPARED ON SEPARATE DAYS.

IV. Appeals:

9:00 AM

Thomas D Keenum, Jr.
Richard Hunt w/ Evans & Petree PC
Parcel ID 083 09 0 236.00
1101 Holly Street, Nashville TN 37206

Motion to No change the total value of \$455,900 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$267,800 and Improvement Value of \$188,100.

First Tennessee Bank National Association
Richard Hunt w/ Evans & Petree PC
Parcel ID 083 09 0 487.00
965 Woodland St, Nashville TN 37206

Motion to No change the total value of \$1,700,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$707,900 and Improvement Value of \$992,100.

Dayton Hudson Corp.
Richard Hunt w/ Evans & Petree PC
Parcel ID 085 00 0 095.00
3171 Lebanon Pike, Nashville TN 37214

Motion to No change the total value of \$7,166,000 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$1,990,700 and Improvement Value of \$5,175,300.

PC Avalon Holdings, LLC & LMS 2, LLC Et Al
Richard Hunt w/ Evans & Petree PC
Parcel ID 086 00 0 092.00
3501 Andrew Jackson Way, Hermitage TN 37076

Motion to change the total value to \$17,300,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,192,000 and Improvement Value reduced to \$16,108,000. (The Sales Ratio of 0.8477 was applied)

Innophos, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 091 00 0 014.00
4800 Centennial Blvd, Nashville TN 37209

Motion to No change the total value of \$1,460,300 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,414,600 and Improvement Value of \$45,700.

Innophos, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 091 00 0 015.00
4600 Centennial Blvd, Nashville TN 37209

Motion to No change the total value of \$6,109,500 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$2,125,500 and Improvement Value of \$3,984,000.

Innophos, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 091 00 0 016.01
0 John L Driver Ave, Nashville TN 37209

Motion to No change the total Land value of \$96,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$96,000.

Innophos, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 091 00 0 048.00
0 Centennial Blvd, Nashville TN 37209

Motion to No change the total Land value of \$219,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$219,000.

Innophos, Inc.
Richard Hunt w/ Evans & Petree PC
Parcel ID 091 08 0 001.00
4601 Centennial Blvd, Nashville TN 37209

Motion to No change the total value of \$627,700 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$498,500 and Improvement Value of \$129,200.

CF Net Lease Portfolio III DST
Richard Hunt w/ Evans & Petree PC
Parcel ID 091 14 0 100.00
5600 Charlotte Pike, Nashville TN 37209

Motion to No change the total value of \$6,100,000 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$1,892,500 and Improvement Value of \$4,207,500.

Charlotte Ave Storage, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 092 10 0 314.00
512 26th Ave N, Nashville TN 37209

Motion to change the total value to \$13,240,000 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$973,600 and Improvement Value reduced to \$12,266,400. (The Sales Ratio of 0.8477 was applied)

W & K Witt Family, LP
Richard Hunt w/ Evans & Petree PC
Parcel ID 092 12 0 524.00
1804 Charlotte Ave, Nashville TN 37203

Motion to No change the total value of \$6,535,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$3,528,400 and Improvement Value of \$3,006,600.

North Charlotte Avenue Holdings, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 01 0 034.00
612 10th Ave N, Nashville TN 37203

Motion to No change the total Land value of \$6,538,800 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$6,538,800.

Connor Venture, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 02 3 160.00
222 4th Ave N, Nashville TN 37219

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

Capitol View, JV-D
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 05 0 199.00
406 11th Ave N, Nashville TN 37203

Motion to change the total value to \$118,900,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$14,201,700 and Improvement Value reduced to \$104,698,300. (The Sales Ratio of 0.8477 was applied)

BRP 810 Broadway, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 093 05 4 041.00
810 Broadway, Nashville TN 37203

Motion to change the total value to \$10,100,000 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$5,160,300 and Improvement Value reduced to \$4,939,700. (The Sales Ratio of 0.8477 was applied)

Tower Crossgate Village, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 135 00 0 072.00
2361 Murfreesboro Pike, Nashville TN 37217

Motion to change the total value to \$5,600,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$2,945,300 and Improvement Value reduced to \$2,654,700. (The Sales Ratio of 0.8477 was applied)

First TN Bank National Association
Richard Hunt w/ Evans & Petree PC
Parcel ID 142 00 0 005.00
7520 Highway 70 S, Nashville TN 37221

Motion to No change the total value of \$1,810,600 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$744,900 and Improvement Value of \$1,065,700.

DDRTC Bellevue Place SC, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 142 00 0 215.00
7657 Highway 70 S, Nashville TN 37221

Motion to No change the total value of \$11,442,000 by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$3,535,200 and Improvement Value of \$7,906,800.

Crossings Apartments Nashville, LLC
Richard Hunt w/ Evans & Petree PC
Parcel ID 142 00 0 263.00
0 Hicks Rd, Nashville TN 37221

Motion to change the total Land value to \$190,700 by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value reduced to \$190,700.

V. Adjournment

Motion to adjourn by Jacqueline Kelly, second by Bob Notestine, unanimously approved.

Meeting adjourned 11:21 AM.

ATTEST:

APPROVED:
