



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday, August 28, 2017

9:00 A.M. & 1:00 PM

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. Derrick Starks, Ms. Rhonda Weaver, and Mr. Bob Notestine. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

III. Review and Approval of Minutes from Friday August 25, 2017, approved by Rhonda Weaver, second by Bob Notestine, unanimously approved.

IV. New Business

Appeals:

9:00 AM

Smith Investment Group, GP
Shelby Smith, appearing
Parcel ID 093 10 0 182.00
416 7th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,173,000, by Rhonda Weaver, second by Bob Notestine, unanimously approved. Land Value reduced to \$2,172,000 and Improvement Value reduced to \$1,000.

Peabody Street, LLC
Shelby Smith, appearing
Parcel ID 093 10 0 187.00
612 Peabody St, Nashville TN 37203

Motion to Change the Total Value to \$1,919,100, by Bob Notestine, second by Rhonda Weaver, unanimously approved. Land Value reduced to \$1,918,100 and Improvement Value reduced to \$1,000.

Andrew Ewing, Jr. and Ada Smith, Co-Trustees
Shelby Smith, appearing
Parcel ID 093 10 0 188.00
423 6th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,403,400, by Rhonda Weaver, second by Bob Notestine, unanimously approved. Land Value reduced to \$2,402,400 and Improvement Value reduced to \$1,000.

Smith Investment Group, GP
Shelby Smith, appearing
Parcel ID 093 10 0 209.00
660 Lafayette St, Nashville TN 37203

Motion to Change the Total Value to \$7,961,300, by Bob Notestine, second by Rhonda Weaver, unanimously approved. Land Value reduced to \$7,960,300 and Improvement Value reduced to \$1,000.

Andrew Ewing, Jr. and Ada Smith, Co-Trustees
Shelby Smith, appearing
Parcel ID 093 10 0 229.00
0 6th Ave S, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,228,500, by Rhonda Weaver, second by Bob Notestine, unanimously approved. Land Value of \$1,228,500.

Andrew Ewing, Jr. and Ada Smith, Co-Trustees
Shelby Smith, appearing
Parcel ID 093 10 0 230.00
504 6th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$3,717,600, by Rhonda Weaver, second by Bob Notestine, unanimously approved. Land Value of \$3,717,000 and Improvement Value of \$600.

Andrew Ewing, Jr. and Ada Smith, Co-Trustees
Shelby Smith, appearing
Parcel ID 093 10 0 231.00
502 6th Ave S, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,575,000, by Rhonda Weaver, second by Bob Notestine, unanimously approved. Land Value of \$1,575,000.

Andrew Ewing, Jr. and Ada Smith, Co-Trustees
Shelby Smith, appearing
Parcel ID 093 10 0 232.00
0 6th Ave S, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,575,000, by Rhonda Weaver, second by Bob Notestine, unanimously approved. Land Value of \$1,575,000.

Smith Investment Group, GP
Shelby Smith, appearing
Parcel ID 093 10 0 479.00
606 Lafayette St, Nashville TN 37203

Motion to Change the Total Value to \$6,861,700, by Rhonda Weaver, second by Bob Notestine, unanimously approved. Land Value of \$6,860,700 and Improvement Value reduced to \$1,000.

11:15 AM

1900 Warner Partners, LLC
Rob Lowe with Cushman Wakefield, appearing
Parcel ID 092 07 0 334.00
627 19th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$4,000,000, by Rhonda Weaver, second by Bob Notestine, unanimously approved. Land Value of \$1,646,600 and Improvement Value reduced to \$2,353,400.

407 Lafayette Partners, LLC
Rob Lowe with Cushman Wakefield, appearing
Parcel ID 093 15 0 198.00
835 4th Ave S, Nashville TN 37210

Motion to Change the Total Value to \$1,202,700, by Rhonda Weaver, second by Bob Notestine, unanimously approved. Land Value of \$804,400 and Improvement Value reduced to \$398,300.

407 Lafayette Partners, LLC
Rob Lowe with Cushman Wakefield, appearing
Parcel ID 093 15 0 199.00
833 4th Ave S, Nashville TN 37210

Motion to No Change the Total Land Value of \$2,145,000, by Rhonda Weaver, second by Bob Notestine, unanimously approved. Land Value of \$2,145,000.

407 Lafayette Partners, LLC
Rob Lowe with Cushman Wakefield, appearing
Parcel ID 093 15 0 200.00
407 Lafayette St, Nashville TN 37203

Motion to Change the Total Value to \$2,788,800, by Rhonda Weaver, second by Bob Notestine, unanimously approved. Land Value of \$2,787,800 and Improvement Value reduced to \$1,000.

1:00 PM Appeals

Members present included: Ms. Mara Thompson, Ms. Glenda Chambers, and Ms. Jacqueline Kelly. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

As both the Chair and Vice Chair were not present, the MBOE had to elect a Temporary Chair for this session. Motion by Mara Thompson, seconded by Jacqueline Kelly, to elect Glenda Chambers as Temporary Chair, unanimously approved.

1:00 PM

Antioch Auto Parts, Inc.
Stephen R. Gannon, appearing
Parcel ID 148 07 0 181.00
503 S Main St, Goodlettsville TN 37072

Motion to Change the Total Value to \$480,000, by Jacqueline Kelly, second by Mara Thompson, unanimously approved. Land Value of \$85,500 and Improvement Value reduced to \$394,500.

1:15 PM

Carden Rentals, LLC
Brian Masenthin with Property Tax Counselors, appearing
Parcel ID 034 02 0 099.00
2003 Gallatin Pike, Madison TN 37115

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

M.E. B. Partners, Ltd.
Brian Masenthin with Property Tax Counselors, appearing
Parcel ID 034 09 0 028.00
1536 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$4,100,000, by Jacqueline Kelly, second by Mara Thompson, unanimously approved. Land Value of \$1,442,800 and Improvement Value reduced to \$2,657,200.

NWSC-C, LLC
Brian Masenthin with Property Tax Counselors, appearing
Parcel ID 102 00 0 097.00
6704 Charlotte Pike, Nashville TN 37209

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

SNH/LTA Properties Trust
Brian Masenthin with Property Tax Counselors, appearing
Parcel ID 104 12 0 348.00
1710 Magnolia Blvd, Nashville TN 37212

Motion to Change the Total Value to \$10,200,000, by Mara Thompson, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,624,000 and Improvement Value reduced to \$8,576,000.

Applied Industrial Technologies
Brian Masenthin with Property Tax Counselors, appearing
Parcel ID 106 09 0 050.00
194 Polk Ave, Nashville TN 37210

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

2:15 PM

JG Tennessee Realty, LP
Chet Yancey with The Aegis Group, LLC, appearing
Parcel ID 026 00 0 066.00
2400 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$7,094,200, by Jacqueline Kelly, second by Mara Thompson, unanimously approved. Land Value reduced to \$4,000,000 and Improvement Value of \$3,094,200.

JG Tennessee Realty, LP
Chet Yancey with The Aegis Group, LLC, appearing
Parcel ID 081 04 0 261.00
2010 Rosa L Parks Blvd, Nashville TN 37228

Motion to Change the Total Value to \$9,700,000, by Jacqueline Kelly, second by Mara Thompson, unanimously approved. Land Value of \$3,128,000 and Improvement Value reduced to \$6,572,000.

Cumberland Trust Company
Chet Yancey with The Aegis Group, LLC, appearing
Parcel ID 092 04 0 323.00
801 12th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$2,278,900, by Mara Thompson, second by Jacqueline Kelly, unanimously approved. Land Value reduced to \$2,085,600 and Improvement Value of \$193,300.

Peabody Partners
Chet Yancey with The Aegis Group, LLC, appearing
Parcel ID 093 10 0 432.00
310 Peabody St, Nashville TN 37210

Motion to Change the Total Value to \$4,250,000, by Jacqueline Kelly, second by Mara Thompson, unanimously approved. Land Value of \$3,960,000 and Improvement Value reduced to \$290,000.

RC Battleship Partners
Chet Yancey with The Aegis Group, LLC, appearing
Parcel ID 117 10 0 117.00
3808 Cleghorn Ave, Nashville TN 37215

Motion to Change the Total Value to \$5,600,000, by Jacqueline Kelly, second by Mara Thompson, unanimously approved. Land Value of \$5,390,500 and Improvement Value reduced to \$209,500.

Rochford Family General Partnership
Chet Yancey with The Aegis Group, LLC, appearing
Parcel ID 117 14 0 032.00
2200 Abbott Martin Rd, Nashville TN 37215

Motion to No Change the Total Value of \$3,832,600, by Jacqueline Kelly, second by Mara Thompson, unanimously approved. Land Value of \$3,175,500 and Improvement Value of \$657,100.

St. Paul Community Ltd. Partnership
Chet Yancey with The Aegis Group, LLC, appearing
Parcel ID 131 05 0 000.00 001
0 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$23,382,800, by Mara Thompson, second by Jacqueline Kelly, unanimously approved. Land Value of \$3,640,000 and Improvement Value of \$19,742,800.

V. Adjournment

Motion to adjourn by Mara Thompson, second by Jacqueline Kelly, unanimously approved.

Meeting adjourned 3:16 P.M.

ATTEST:

APPROVED:
