



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

**Wednesday, September 13, 2017**

**9:00 A.M./1:00 P.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, Ms. Glenda Chambers, and Ms. Rhonda Weaver. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

III. Review and Approval of Minutes

Review and Approval of Minutes from Tuesday September 12, 2017, Motion by Glenda Chambers, second by Rhonda Weaver, unanimously approved.

IV. New Business

Appeals:

9:00 AM

Ronald Waller

Jay Catignani with Property Tax Consultants appearing

Parcel ID 029 00 0 075.00

5961 Eatons Creek Rd, Joelton TN 37080

Motion to Change the Total Value to \$965,000, by Rhonda Weaver, second by Glenda Chambers, unanimously approved. Land Value of \$112,400 and Improvement Value reduced to \$852,600.

Richland South, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 034 00 0 050.00  
526 Myatt Drive, Madison TN 37115

Motion to Change the Total Land Value to \$503,000, by Glenda Chambers, second by Rhonda Weaver, unanimously approved. Land Value reduced to \$503,000.

GP40, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 062 00 0 157.00  
2572 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$3,333,000, by Glenda Chambers, second by Rhonda Weaver, unanimously approved. Land Value of \$1,507,100 and Improvement Value reduced to \$1,825,900.

LAG Investments Hermitage, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 075 00 0 176.00  
5000 B Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total Value to \$1,200,000, by Rhonda Weaver, second by Glenda Chambers, unanimously approved. Land Value of \$418,200 and Improvement Value reduced to \$781,800.

H.E. Parmer Co., Inc.  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 080 00 0 023.00  
1635 County Hospital Rd, Nashville TN 37218

Motion to Change the Total Value to \$1,400,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$361,400 and Improvement Value reduced to \$1,038,600.

Richland South, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 090 12 0 264.01  
630 Croley Dr, Nashville TN 37209

Motion to Change the Total Value to \$425,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$231,000 and Improvement Value reduced to \$194,000.

Green Legacy III Partnership  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 092 11 0 271.00  
316 22<sup>nd</sup> Ave N, Nashville TN 37203

Motion to Change the Total Value to \$2,100,000, by Glenda Chambers, second by Rhonda Weaver, unanimously approved. Land Value of \$1,894,900 and Improvement Value reduced to \$205,100.

Fred Voncolln  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 092 16 0 147.00  
114 20th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$1,125,000, by Glenda Chambers, second by Rhonda Weaver,  
unanimously approved. Land Value of \$976,100 and Improvement Value reduced to \$148,900.

Nashville Propco, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 02 0 006.00  
306 Gay St, Nashville TN 37201

Motion to Change the Total Value to \$3,360,000, by Bob Notestine, second by Mara Thompson,  
unanimously approved. Land Value of \$2,252,000 and Improvement Value reduced to \$1,108,000.

176 2<sup>nd</sup> Avenue North, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 02 4 019.00  
176 2nd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$3,927,900, by Glenda Chambers, second by Rhonda Weaver,  
unanimously approved. Land Value of \$2,238,700 and Improvement Value of \$1,689,200.

306 Broadway, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 06 2 026.00  
308 Broadway, Nashville TN 37201

Motion to Change the Total Value to \$9,449,000, by Glenda Chambers, second by Rhonda Weaver,  
unanimously approved. Land Value of \$2,439,600 and Improvement Value reduced to \$7,009,400.

J Gil Fuqua, Jr.  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 06 2 051.00  
117 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$1,791,400, by Glenda Chambers, second by Rhonda Weaver,  
unanimously approved. Land Value of \$897,600 and Improvement Value of \$893,800.

Trustees Garden Development, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 06 2 077.00  
134 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to Change the Total Value to \$6,100,000, by Glenda Chambers, second by Rhonda Weaver,  
unanimously approved. Land Value of \$2,442,200 and Improvement Value reduced to \$3,657,800.

Royal Elm Properties  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 095 00 0 117.00  
2531 Elm Hill Pike, Nashville TN 37214

Motion to Change the Total Value to \$2,933,000, by Glenda Chambers, second by Rhonda Weaver, unanimously approved. Land Value of \$522,700 and Improvement Value reduced to \$2,410,300.

Dennis Carney Photography, Inc.  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 096 13 0 159.00  
2804 Elm Hill Pike, Nashville TN 37214

Motion to Change the Total Value to \$382,500, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$339,800 and Improvement Value reduced to \$42,700.

Heidi Kay Newfield  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 104 04 0 098.00  
1100 18<sup>th</sup> Ave S, Nashville TN 37212

Motion to Change the Total Value to \$1,300,000, by Glenda Chambers, second by Rhonda Weaver, unanimously approved. Land Value of \$936,000 and Improvement Value reduced to \$364,000.

Alley Cassetty Coal, Inc.  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 106 05 0 152.00  
727 Fesslers Lane, Nashville TN 37210

Motion to Change the Total Value to \$2,500,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$1,450,500 and Improvement Value reduced to \$1,049,500.

Peggy C Dughman, Trustee  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 117 04 0 288.00  
2804 Belmont Blvd, Nashville TN 37212

Motion to No Change the Total Value of \$1,059,100, by Glenda Chambers, second by Rhonda Weaver, unanimously approved. Land Value of \$630,000 and Improvement Value of \$429,100.

Belmont Animal Hospital, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 117 08 0 224.00  
3206 Belmont Blvd, Nashville TN 37212

Motion to Change the Total Value to \$2,000,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$794,500 and Improvement Value reduced to \$1,205,500.

2208 Crestmoor LLC & Green Hills, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 117 10 0 127.00  
2210 Crestmoor Rd, Nashville TN 37215

Motion to Change the Total Value to \$8,100,000, by Glenda Chambers, second by Rhonda Weaver, unanimously approved. Land Value of \$5,499,400 and Improvement Value reduced to \$2,600,600.

4320 Kenilwood LLC & 100 Oaks Storage, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 132 07 0 062.00  
4320 Kenilwood Dr, Nashville TN 37204

Motion to Change the Total Value to \$6,667,000, by Glenda Chambers, second by Rhonda Weaver, unanimously approved. Land Value of \$853,800 and Improvement Value reduced to \$5,813,200.

Marketstreet Grassmere, Co  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 133 00 0 135.00  
648 Grassmere Park, Nashville TN 37211

Motion to Change the Total Value to \$28,532,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$5,218,400 and Improvement Value reduced to \$23,313,600.

1:00 PM Appeals

Roll Call:

Members present included: Mr. Bob Notestine, Ms. Glenda Chambers, and Ms. Mara Thompson. 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 by Motion, elected Glenda Chambers, as Temporary Chair, by Mara Thompson, second by Bob Notestine, unanimously approved.

1:00 PM

Sprintz Management Co.  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 091 14 0 168.00  
337 White Bridge Pike, Nashville TN 37209

Motion to No Change the Total Value of \$598,800, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$566,300 and Improvement Value of \$32,500.

Sprintz Management Co.  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 091 14 0 170.00  
335 White Bridge Pike, Nashville TN 37209

Motion to No Change the Total Land Value of \$283,200, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$283,200.

Sprintz Management Co.  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 091 14 0 172.00  
331 White Bridge Pike, Nashville TN 37209

Motion to No Change the Total Value of \$556,700, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$522,700 and Improvement Value of \$34,000.

Midtown Printing, Inc.  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 092 16 0 145.00  
118 20<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value of \$2,156,600, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$2,110,300 and Improvement Value reduced to \$46,300.

Warner Partners, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 10 0 051.00  
811 Palmer Pl, Nashville TN 37203

Motion to No Change the Total Value of \$1,864,500, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,845,000 and Improvement Value of \$19,500.

Warner Partners, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 10 0 054.00  
807 Palmer Pl, Nashville TN 37203

Motion to Change the Total Value to \$1,438,800, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,395,000 and Improvement Value reduced to \$43,800.

Warner Partners, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 10 0 055.00  
805 Palmer Pl, Nashville TN 37203

Motion to No Change the Total Value of \$889,700, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$883,500 and Improvement Value of \$6,200.

Warner Partners, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 10 0 056.00  
513 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$1,480,700, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,472,500 and Improvement Value of \$8,200.

Warner Partners, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 14 0 002.00  
1 Cannery Row, Nashville TN 37203

Motion to Change the Total Value to \$2,941,200, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$2,921,300 and Improvement Value reduced to \$19,900.

Warner Partners, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 14 0 003.00  
521 A 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$882,300, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$871,100 and Improvement Value of \$11,200.

Warner Partners, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 14 0 004.00  
521 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,356,100, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$2,341,400 and Improvement Value reduced to \$14,700.

Warner Partners, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 14 0 005.00  
527 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,041,400, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$2,014,600 and Improvement Value reduced to \$26,800.

Warner Partners, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 14 0 600.00  
709 Drexel St, Nashville TN 37203

Motion to Change the Total Value to \$872,200, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$871,100 and Improvement Value reduced to \$1,100.

Charles & Alyse Sprintz  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 103 02 0 021.00  
325 White Bridge Pike, Nashville TN 37209

Motion to Change the Total Value to \$6,135,600, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$1,743,300 and Improvement Value reduced to \$4,392,300.

Sprintz Management Co.  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 103 02 0 023.00  
321 White Bridge Pike, Nashville TN 37209

Motion to No Change the Total Land Value of \$925,700, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$925,700.

John Gianikas, Et Al  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 104 11 0 199.00  
2123 Fairfax Ave, Nashville TN 37212

Motion to No Change the Total Value of \$3,618,900, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$1,400,000 and Improvement Value of \$2,218,900.

Warner Partners, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 105 03 0 033.00  
308 Chestnut St, Nashville TN 37210

Motion to Change the Total Value to \$269,600, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$198,800 and Improvement Value reduced to \$70,800.

Warner Partners, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 105 03 0 034.00  
1123 3<sup>rd</sup> Ave S, Nashville TN 37210

Motion to No Change the Total Land Value of \$113,600, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$113,600.

Lewis Investment Company, Inc.  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 105 07 0 355.00  
1401 4<sup>th</sup> Ave S, Nashville TN 37210

Motion to Change the Total Value to \$200,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$115,000 and Improvement Value reduced to \$85,000.

Rollins Associates, LP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 133 06 0 233.00  
411 Allied Dr, Nashville TN 37211

Motion to No Change the Total Value of \$4,505,100, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$1,688,900 and Improvement Value of \$2,816,200.



V. Adjournment

Motion to adjourn by Mara Thompson, second by Bob Notestine, unanimously approved.

Meeting adjourned 2:35 PM.

**ATTEST:**

**APPROVED:**

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