



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Tuesday, September 26, 2017

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

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. Don Turner, Ms. Rhonda Weaver and Ms. Lyn Brandmeir. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

III. New Business:

Review and Approval of Minutes from Monday September 25, 2017, Motion by Don Turner, second by Lyn Brandmeir, unanimously approved.

IV. Appeals:

9:00 AM

Cawthon Properties, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 071 06 0 081.00  
334 W Trinity Ln, Nashville TN 37207

Motion to No Change the Total Value of \$386,800, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$216,100 and Improvement Value of \$170,700.

Leonard Amdur & Peters Property Management  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 082 09 0 253.00  
1220 Rosa L Parks Blvd, Nashville TN 37208

Motion to No Change the Total Value of \$500,000, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$475,900 and Improvement Value of \$24,100.

Leonard Amdur & K & L Properties Partnership  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 082 13 0 144.00  
1216 Rosa L Parks Blvd, Nashville TN 37208

Motion to No Change the Total Land Value of \$189,000, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$189,000.

Leonard Amdur & K & L Properties Partnership  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 082 13 0 145.00  
1214 Rosa L Parks Blvd, Nashville TN 37208

Motion to No Change the Total Land Value of \$225,000, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$225,000.

Karl E & Ann M Peters, & Leonard Amdur  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 082 13 0 148.00  
1214 Rosa L Parks Blvd, Nashville TN 37208

Motion to Change the Total Land Value to \$991,000, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$648,000 and Improvement Value reduced to \$343,000.

K & L Properties, GP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 082 15 0 221.00  
604 Main St, Nashville TN 37206

Motion to Change the Total Land Value to \$676,600, by Lyn Brandmeir, second by Don Turner, unanimously approved. Land Value of \$665,600 and Improvement Value reduced to \$11,000.

Karl Peters, Trustee  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 091 11 0 220.00  
712 51<sup>st</sup> Ave N, Nashville TN 37209

Motion to No Change the Total Value of \$591,200, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$330,000 and Improvement Value of \$261,200.

Karl & Ann M Peters  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 091 15 0 097.00  
5209 Charlotte Ave, Nashville TN 37209

Motion to Change the Total Value to \$900,500, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$900,000 and Improvement Value reduced to \$500.

Karl & Ann M Peters  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 091 15 0 105.00  
334 53rd Ave N, Nashville TN 37209

Motion to Change the Total Value to \$506,800, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$506,300 and Improvement Value reduced to \$500.

Governor's Corner, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 092 08 0 284.00  
1601 Charlotte Ave Nashville TN 37209

Motion to Change the Total Value to \$1,900,000, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,032,800 and Improvement Value reduced to \$867,200.

Charles M Robin, Et Al  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 06 2 055.00  
127 2nd Ave N, Nashville TN 37201

Motion to Change the Total Value to \$1,865,000, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,115,200 and Improvement Value reduced to \$749,800.

Charles M & Deborah S Robin  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 06 2 060.00  
127 2nd Ave N, Nashville TN 37201

Motion to Change the Total Value to \$342,100, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$340,000 and Improvement Value of \$2,100.

Cawthon Properties, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 06 3 077.00  
416 A Broadway, Nashville TN 37203

Motion to Change the Total Value to \$2,400,000, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,135,200 and Improvement Value reduced to \$1,264,800.

The CFM Investment Trust  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 10 0 214.00  
536 Lafayette St, Nashville TN 37203

Motion to No Change the Total Value of \$1,308,900, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,306,900 and Improvement Value of \$2,000.

The CFM Investment Trust  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 10 0 215.00  
600 6<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$217,500, by Don Turner, second by Lyn Brandmeir,  
unanimously approved. Land Value of \$215,000 and Improvement Value reduced to \$2,500.

The CFM Investment Trust  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 10 0 225.00  
600 6<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,230,000, by Don Turner, second by Lyn Brandmeir,  
unanimously approved. Land Value of \$1,230,000.

Karl E Peters  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 103 01 0 081.00  
6011 Neighborly Ave, Nashville TN 37209

Motion to No Change the Total Value of \$193,900, by Don Turner, second by Lyn Brandmeir,  
unanimously approved. Land Value of \$177,700 and Improvement Value of \$16,200.

Karl E Peters  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 103 01 0 082.00  
6007 Neighborly Ave, Nashville TN 37209

Motion to Change the Total Value to \$403,500, by Don Turner, second by Lyn Brandmeir,  
unanimously approved. Land Value of \$184,700 and Improvement Value reduced to \$218,800.

Karl E Peters  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 103 01 0 083.00  
0 Neighborly Ave, Nashville TN 37209

Motion to No Change the Total Land Value of \$90,600, by Don Turner, second by Lyn Brandmeir,  
unanimously approved. Land Value of \$90,600.

Karl E & Ann M Peters  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 103 06 0 257.00  
212 White Bridge Pike, Nashville TN 37209

Motion to Change the Total Value to \$1,300,000, by Don Turner, second by Lyn Brandmeir,  
unanimously approved. Land Value of \$676,000 and Improvement Value reduced to \$624,000.

K & L Properties  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 114 00 0 140.00  
7342 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$560,000, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$435,600 and Improvement Value reduced to \$124,400.

Leonard Amdur & Peters Property Management  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 114 00 0 141.00  
7346 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$523,800, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$300,600 and Improvement Value of \$223,200.

\*\*\*\*THIS COMPLETED THE 9:00 AM DOCKET; THE MBOE DECIDED TO GO AHEAD AND BEGIN HEARING THE 1:00 PM APPEALS. THE MBOE WAS ABLE TO HEAR ALL BUT 9 PARCELS UNTIL 11:45 AM AT WHICH TIME A DIFFERENT BOARD CAME IN TO HEAR THE REMAINING PARCELS

1:00 PM APPEALS

Roll Call:

Members present included: Ms. Mara Thompson, Ms. Glenda Chambers and Ms. Jean Harrison. Pam Williams Ishie and Herman Ruben with the Property Assessor's office were also present.

As both the Chair and Vice Chair are not present, the MBOE, by Motion elected Glenda Chambers, Temporary Chair, and Motion by Jean Harrison, second by Mara Thompson, unanimously approved.

1:00 PM

Cubby Holes, GP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 040 00 0 222.00  
4226 Westcap Rd, Whites Creek TN 37189

Motion to Change the Total Value to \$1,984,500, by Jean Harrison, second by Mara Thompson, unanimously approved. Land Value of \$659,900 and Improvement Value reduced to \$1,324,600.

Talbots View, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 071 05 0 235.00  
329 W Trinity Ln, Nashville TN 37207

Motion to No Change the Total Land Value of \$115,000, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$115,000.

Talbots View, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 071 05 0 235.01  
0 W Trinity Ln, Nashville TN 37207

Motion to No Change the Total Land Value of \$360,600, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$360,600.

Talbots View, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 071 06 0 001.00  
325 W Trinity Ln, Nashville TN 37207

Motion to No Change the Total Land Value of \$424,800, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$424,800.

Talbots View, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 071 06 0 002.00  
321 W Trinity Ln, Nashville TN 37207

Motion to Change the Total Value to \$506,700, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$505,700 and Improvement Value reduced to \$1,000.

Patricia E Wall & Cumberland Trust Co-Trustees  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 071 11 0 039.00  
1409 A Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$483,700, by Jean Harrison, second by Mara Thompson, unanimously approved. Land Value reduced to \$354,600 and Improvement Value reduced to \$129,100.

Patricia E Wall & Cumberland Trust Co-Trustees  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 071 11 0 040.00  
1405 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$293,000, by Jean Harrison, second by Mara Thompson, unanimously approved. Land Value reduced to \$292,900 and Improvement Value reduced to \$100.

Patricia E Wall & Cumberland Trust Co-Trustees  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 083 13 0 289.00  
1401 Fatherland St, Nashville TN 37206

Motion to No Change the Total Value of \$567,600, by Jean Harrison, second by Mara Thompson, unanimously approved. Land Value of \$474,000 and Improvement Value of \$93,600.

McMillin Apartments, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 092 08 0 286.00  
321 McMillin St, Nashville TN 37203

Motion to No Change the Total Value of \$1,145,800, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$357,000 and Improvement Value of \$788,800.

McMillin Apartments, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 092 08 0 288.00  
319 McMillin St, Nashville TN 37203

Motion to No Change the Total Value of \$186,300, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$178,500 and Improvement Value of \$7,800.

Charlotte Realty Company  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 092 10 0 058.00  
3100 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total Value of \$3,531,000, by Jean Harrison, second by Mara Thompson, unanimously approved. Land Value of \$3,484,800 and Improvement Value of \$46,200.

SSV Partners, GP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 092 10 0 337.00  
525 26<sup>th</sup> Ave N, Nashville TN 37209

Motion to No Change the Total Value of \$414,600, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$245,000 and Improvement Value of \$169,600.

Gilbert N Smith  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 092 14 0 092.00  
3025 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total Value of \$1,884,900, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,786,000 and Improvement Value of \$98,900.

Patricia E Wall & Cumberland Trust Co-Trustees  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 093 11 0 189.00  
45 Hermitage Ave, Nashville TN 37210

Motion to No Change the Total Value of \$1,097,300, by Jean Harrison, second by Mara Thompson, unanimously approved. Land Value of \$1,078,100 and Improvement Value of \$19,200.

Patrick H Waggoner, Trustee  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 103 02 0 152.01  
5508 Corbett Ln, Nashville TN 37209

Motion to Change the Total Value to \$864,000, by Jean Harrison, second by Mara Thompson, unanimously approved. Land Value of \$731,800 and Improvement Value reduced to \$132,200.

Gilchrist Investments, GP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 105 02 0 103.00  
925 8th Ave S, Nashville TN 37209

Motion to Change the Total Value to \$1,370,100, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,181,700 and Improvement Value reduced to \$188,400.

Gilchrist Investments, GP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 105 02 0 332.00  
704 Reid Ave, Nashville TN 37203

Motion to No Change the Total Value of \$860,300, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$855,500 and Improvement Value of \$4,800.

Dale Avenue, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 105 10 0 074.00  
650 Wedgewood Ave, Nashville TN 37203

Motion to Change the Total Value to \$828,000, by Jean Harrison, second by Mara Thompson, unanimously approved. Land Value of \$240,500 and Improvement Value reduced to \$587,500.

Toman Ventures, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 118 02 0 224.00  
2712 Westwood Dr, Nashville TN 37204

Motion to Change the Total Value to \$1,655,400, by Jean Harrison, second by Mara Thompson, unanimously approved. Land Value of \$680,600 and Improvement Value reduced to \$974,800.

Toman Ventures, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 118 02 0 286.00  
0 White Ave, Nashville TN 37204

Motion to No Change the Total Land Value of \$756,200, by Jean Harrison, second by Mara Thompson, unanimously approved. Land Value of \$756,200.



Gilchrist Investments, GP  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 118 11 0 052.00  
2823 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Value of \$459,800, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$344,800 and Improvement Value of \$115,000.

Richland South, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 149 00 0 387.00  
2411 Edge O Lake Dr, Nashville TN 37217

Motion to Change the Total Value to \$1,950,000, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$614,500 and Improvement Value reduced to \$1,335,500.

Mousavi Properties, LLC  
Jay Catignani with Property Tax Consultants, appearing  
Parcel ID 162 00 0 248.00  
1635 Bell Rd, Nashville TN 37211

Motion to No Change the Total Value of \$1,814,800, by Don Turner, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,399,300 and Improvement Value of \$415,500.

V. Adjournment

Motion to adjourn by Jean Harrison, second by Mara Thompson, unanimously approved.

Meeting adjourned 2:26 PM.

**ATTEST:**

**APPROVED:**

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