



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday, September 27, 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: Ms. Rhonda Weaver, Ms. Glenda Chambers and Dr. John Flanagan. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

III. New Business:

Review and Approval of Minutes from Tuesday September 26, 2017, Motion by Glenda Chambers, second by John Flanagan, unanimously approved.

IV. Appeals:

9:00 AM

Roy F & Faye Clendenin
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 018 12 0 067.00
651 N Main St, Goodlettsville TN 37072

Motion to Change the Total Value to \$416,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$131,600 and Improvement Value reduced to \$284,400.

Roy F & Faye Clendenin
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 018 12 0 082.00
651 N Main St, Goodlettsville TN 37072

Motion to Change the Total Value to \$114,400, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$105,200 and Improvement Value reduced to \$9,200.

Roy F & Faye Clendenin
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 018 12 0 083.00
655 N Main St, Goodlettsville TN 37072

Motion to No Change the Total Value of \$392,800, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$96,800 and Improvement Value of \$296,000.

Leslie Morris Clendenin, Jr.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 018 16 0 182.00
309 N Main St, Goodlettsville TN 37072

Motion to Change the Total Value to \$1,029,600, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$319,600 and Improvement Value reduced to \$710,000.

Leslie Morris Clendenin, Jr.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 019 13 0 099.00
110 Connell St, Goodlettsville TN 37072

Motion to No Change the Total Value of \$23,400, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$19,200 and Improvement Value of \$4,200.

Ann Conrad Gwinn, Et Al
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 062 00 0 008.01
2016 Music Valley Dr, Nashville TN 37214

Motion to No Change the Total Value of \$1,380,900, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$670,700 and Improvement Value of \$710,200.

The Maxey Family & Robert T Sircy, Jr.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 062 00 0 011.01
2600 Music Valley Dr, Nashville TN 37214

Motion to No Change the Total Value of \$556,200, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$278,400 and Improvement Value of \$277,800.

Richard A Pratt
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 091 16 0 005.00
405 46th Ave N, Nashville TN 37209

Motion to No Change the Total Value of \$566,200, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$550,000 and Improvement Value of \$16,200.

Richard A & Vera Louise Pratt
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 091 16 0 021.00
4505 Charlotte Ave, Nashville TN 37209

Motion to Change the Total Value to \$565,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$506,300 and Improvement Value reduced to \$58,700.

Pratt Properties Partnership, GP
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 091 16 0 022.00
4507 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total Value of \$1,842,700, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,096,900 and Improvement Value of \$745,800.

Hilsea Holdings, Ltd.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 15 0 168.00
2221 Elliston Pl, Nashville TN 37203

Motion to No Change the Total Value of \$1,397,900, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,089,000 and Improvement Value of \$308,900.

Hilsea Holdings, Ltd.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 15 0 169.00
118 Louise Ave, Nashville TN 37203

Motion to No Change the Total Value of \$1,689,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,331,300 and Improvement Value of \$357,700.

Hilsea Holdings, Ltd.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 15 0 170.00
114 Louise Ave, Nashville TN 37203

Motion to No Change the Total Value of \$1,662,900, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,312,500 and Improvement Value of \$350,400.

Nashville Urban Partners 2000, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 104.00
1209 Pine St, Nashville TN 37203

Motion to No Change the Total Value of \$30,415,300, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$13,569,300 and Improvement Value of \$16,846,000.

Nashville Urban Partners 2000, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 105.00
401 12th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$6,698,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$3,937,500 and Improvement Value of \$2,706,500.

Nashville Urban Partners 2005, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 543.00
915 Division St, Nashville TN 37203

Motion to No Change the Total Value of \$8,569,900, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$8,468,000 and Improvement Value of \$101,900.

Jerry K Humphreys & Doris A Yates Et Al
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 096 05 0 102.00
141 Donelson Pike, Nashville TN 37214

Motion to Change the Total Value to \$207,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$135,800 and Improvement Value reduced to \$71,200.

James M Halloran
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 103 01 0 026.00
6215 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$900,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$680,800 and Improvement Value reduced to \$219,200.

WPP West End, LLC & WE Partner, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 104 02 0 360.00
3015 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$4,300,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$4,207,700 and Improvement Value reduced to \$92,300.

WPP West End, LLC & WE Partner, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 104 02 0 361.00
3011 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$3,563,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$2,744,300 and Improvement Value reduced to \$818,700.

Marilinger Limited, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 104 12 0 237.00
1810 Magnolia Blvd, Nashville TN 37212

Motion to No Change the Total Land Value of \$35,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$35,000.

Marilinger Limited, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 104 12 0 238.00
1708 Acklen Ave, Nashville TN 37212

Motion to No Change the Total Value of \$1,049,500, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$700,000 and Improvement Value of \$349,500.

Grindola Limited, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 104 12 0 295.00
1626 16th Ave S, Nashville TN 37212

Motion to Change the Total Value to \$1,540,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$942,000 and Improvement Value reduced to \$598,000.

****NOTE THIS COMPLETES THE 9:00 AM APPEAL SESSION; THE MBOE DID NOT HAVE A MORNING QUORUM SO THE DAY BEGAN AT 1:00 PM AND THE MBOE COMPLETED THE MORNING APPEALS FIRST.

1:00 PM APPEALS

1:00 PM

Nashville Urban Partners 2007, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 276.00
200 12th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$3,128,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$3,106,300 and Improvement Value reduced to \$21,700.

Nashville Urban Partners 2007, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 278.00
206 12th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$1,720,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,715,000 and Improvement Value reduced to \$5,000.

Nashville Urban Partners 2007, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 280.00
1107 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$975,900, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$971,300 and Improvement Value of \$4,600.

Nashville Urban Partners 2007, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 281.00
1105 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$653,200, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$647,500 and Improvement Value of \$5,700.

Nashville Urban Partners 2007, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 282.00
1103 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$1,633,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,618,800 and Improvement Value of \$14,200.

Nashville Urban Partners 2007, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 283.00
1101 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$1,633,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,618,800 and Improvement Value of \$14,200.

Nashville Urban Partners 2007, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 284.00
1112 Laurel St, Nashville TN 37203

Motion to Change the Total Value to \$5,259,400, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$5,229,000 and Improvement Value reduced to \$30,400.

Nashville Urban Partners 2000 III, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 289.00
210 12th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$4,222,200, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$4,192,700 and Improvement Value reduced to \$29,500.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 302.00
1201 Laurel St, Nashville TN 37203

Motion to No Change the Total Value of \$4,441,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$4,421,200 and Improvement Value of \$19,800.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0B 001.00
0 11th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$2,104,900, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$2,079,700 and Improvement Value of \$25,200.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0B 005.00
0 Gleaves St, Nashville TN 37203

Motion to Change the Total Land Value to \$2,425,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value reduced to \$2,425,000.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 050.00
1211 Laurel St, Nashville TN 37203

Motion to No Change the Total Land Value of \$6,860,700, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$6,860,700.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 082.00
1218 Pine St, Nashville TN 37203

Motion to Change the Total Land Value to \$686,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value reduced to \$686,000.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 083.00
1214 Pine St, Nashville TN 37203

Motion to Change the Total Value to \$2,932,800, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value reduced to \$2,907,000 and Improvement Value of \$25,800.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 085.00
1208 Pine St, Nashville TN 37203

Motion to No Change the Total Value of \$1,613,700, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$1,600,700 and Improvement Value of \$13,000.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 086.00
1206 Pine St, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,753,200, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,753,200.

Nashville Urban Partners 2010, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 087.00
311 12th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$5,000,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$4,116,400 and Improvement Value reduced to \$883,600.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 123.00
601 Overton St, Nashville TN 37203

Motion to Change the Total Value to \$2,078,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value reduced to \$2,075,000 and Improvement Value of \$3,000.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 124.00
609 Overton St, Nashville TN 37203

Motion to Change the Total Value to \$1,338,900, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,336,500 and Improvement Value reduced to \$2,400.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 578.00
0 Pine St, Nashville TN 37203

Motion to No Change the Total Value of \$6,770,600, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$6,708,300 and Improvement Value of \$62,300.

Pine Street Flats, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0L 002.00
0 Pine St, Nashville TN 37203

Motion to No Change the Total Value of \$15,374,600, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$8,290,100 and Improvement Value of \$7,084,500.

Pine Street Flats, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0L 003.00
1055 Pine St, Nashville TN 37203

Motion to Change the Total Value to \$59,482,400, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$8,288,000 and Improvement Value reduced to \$51,194,400.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 14 0 041.00
631 8th Ave S, Nashville TN 37203

Motion to No Change the Total Land Value of \$999,700, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$999,700.

Nashville Urban Partners 2006, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 14 0 562.00
905 Gleaves St, Nashville TN 37203

Motion to Change the Total Value to \$2,512,800, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$2,497,500 and Improvement Value reduced to \$15,300.

V. Adjournment

Motion to adjourn by Glenda Chambers, second by John Flanagan, unanimously approved.

Meeting adjourned 4:37 PM.

ATTEST:

APPROVED:
