



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Friday, September 29, 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. Mara Thompson, Mr. Derrick Starks and Mr. Don Turner. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

III. Appeals:

9:00 AM

178 2nd Avenue North, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 2 066.00
170 2nd Ave N, Nashville TN 37201

Motion to Change the Total Value to \$9,850,000, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$6,721,300 and Improvement Value reduced to \$3,128,700.

Rhea Building, LLC & Music City LLC, Et Al
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 2 067.00
166 2nd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$9,059,500, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$4,193,300 and Improvement Value of \$4,866,200.

132 2nd Avenue North, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 06 0 078.00
132 2nd Ave N, Nashville TN 37201

Motion to Change the Total Value to \$3,628,000, by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$1,635,800 and Improvement Value reduced to \$1,992,200.

Boat Rack, LLC Et Al
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 097 13 0 044.00
3411 Percy Priest Dr, Nashville TN 37214

Motion to Change the Total Value to \$3,734,000, by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$1,777,200 and Improvement Value reduced to \$1,956,800.

Lida & Mohammadkhah M Derakhshani
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 105 04 0 251.00
219 Lafayette St, Nashville TN 37210

Motion to No Change the Total Value of \$810,600, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$621,000 and Improvement Value of \$189,600.

The Campbell Family Limited Partnership
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 105 06 0 343.00
1300 Fort Negley Blvd, Nashville TN 37203

Motion to No Change the Total Value of \$1,752,100, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$977,500 and Improvement Value of \$774,600.

Triple Z Properties, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 105 07 0 162.00
1320 Little Hamilton Ave, Nashville TN 37203

Motion to No Change the Total Value of \$165,900, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$90,000 and Improvement Value of \$75,900.

E & S Auto Sales & Repair, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 105 16 0 192.00
2115 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$1,734,100, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$1,030,800 and Improvement Value of \$703,300.

James A Campbell, Et Ux.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 04 0 214.00
2303 Winford Ave, Nashville TN 37211

Motion to Change the Total Value to \$316,000, by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$270,000 and Improvement Value reduced to \$46,000.

Parham Zanjanipour, Et Al.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 119 05 0 136.00
2632 Grandview Ave, Nashville TN 37211

Motion to No Change the Total Value of \$152,900, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$45,000 and Improvement Value of \$107,900.

Triple Z Properties, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 133 02 0 328.00
311 McCall St, Nashville TN 37211

Motion to No Change the Total Value of \$369,600, by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$235,200 and Improvement Value of \$134,400.

Triple Z Properties, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 133 10 0 038.00
3730 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$285,500, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$162,000 and Improvement Value of \$123,500.

Triple Z Properties, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 147 12 0 035.01
4801 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$524,500, by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$300,600 and Improvement Value of \$223,900.

Triple Z Properties, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 161 00 0 171.00
15130 Old Hickory Blvd, Nashville TN 37211

Motion to Change the Total Value to \$2,200,000, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$1,003,600 and Improvement Value reduced to \$1,196,400.

Loveless Properties, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 169 00 0 014.00
8400 Highway 100, Nashville TN 37221

Motion to No Change the Total Value of \$3,262,000, by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$1,543,800 and Improvement Value of \$1,718,200.

1:00 PM APPEALS

Roll Call

Members present included: Mr. Bob Notestine, Ms. Lyn Brandmeir and Dr. John Flanagan. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

1:00 PM

Rogers Group, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 059 00 0 209.00
0 Whites Creek Pike, Nashville TN 37207

Motion to No Change the Total Land Value of \$45,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$45,000.

Rogers Group, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 059 00 0 210.00
0 Whites Creek Pike, Nashville TN 37207

Motion to No Change the Total Land Value of \$105,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$105,000.

Rogers Group, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 059 00 0 211.00
0 Whites Creek Pike, Nashville TN 37207

Motion to Change the Total Land Value to \$125,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value reduced to \$125,000.

Rogers Group, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 059 00 0 212.00
0 Whites Creek Pike, Nashville TN 37207

Motion to Change the Total Land Value to \$125,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value reduced to \$125,000.

GMAT Holdings, GP
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 091 12 0 261.00
600 40th Ave N, Nashville TN 37209

Motion to Change the Total Value to \$129,700, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$128,700 and Improvement Value reduced to \$1,000.

Montgomery Bell Academy
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 091 16 0 264.00
4108 Dakota Ave, Nashville TN 37209

Motion to Change the Total Value to \$1,247,700, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$238,500 and Improvement Value reduced to \$1,009,200.

H Edward Jackson III & Kathleen Jackson Estes, Et Al
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 12 0 493.00
1607 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$2,015,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$1,982,200 and Improvement Value reduced to \$32,800.

Beaman Motor Company
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 136.00
1531 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$2,634,400, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$2,625,000 and Improvement Value reduced to \$9,400.

Beaman Motor Company
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 137.00
1527 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$1,701,900, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$1,680,000 and Improvement Value reduced to \$21,900.

Lee A Beaman
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 145.00
1501 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$12,099,200, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$11,913,800 and Improvement Value of \$185,400.

Auto Land, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 194.00
1512 McGavock St, Nashville TN 37203

Motion to Change the Total Value to \$6,164,800, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$4,407,300 and Improvement Value reduced to \$1,757,500.

Glen Leven Limited Partnership
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 199.00
1524 McGavock St, Nashville TN 37203

Motion to Change the Total Value to \$7,948,900, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$7,646,800 and Improvement Value reduced to \$302,100.

Beaman Motor Company
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 202.00
1532 McGavock St, Nashville TN 37203

Motion to Change the Total Value to \$1,168,200, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$1,095,600 and Improvement Value reduced to \$72,600.

29 Hermitage Co.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 11 0 052.00
29 Hermitage Ave, Nashville TN 37210

Motion to Change the Total Value to \$1,014,800, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$1,012,500 and Improvement Value reduced to \$2,300.

29 Hermitage Co.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 11 0 054.00
23 Hermitage Ave, Nashville TN 37210

Motion to Change the Total Value to \$2,026,800, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$2,025,000 and Improvement Value reduced to \$1,800.

29 Hermitage Co.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 11 0 055.00
21 Hermitage Ave, Nashville TN 37210

Motion to No Change the Total Value of \$669,500, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$668,300 and Improvement Value of \$1,200.

29 Hermitage Co.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 11 0 056.00
19 Hermitage Ave, Nashville TN 37210

Motion to No Change the Total Land Value of \$705,600, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$705,600.

29 Hermitage Co.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 11 0 057.00
17 Hermitage Ave, Nashville TN 37210

Motion to No Change the Total Land Value of \$668,300, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$668,300.

Cynthia G Davis & Leila Vartanian
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 11 0 193.00
36 Middleton St, Nashville TN 37210

Motion to Change the Total Value to \$1,200,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value reduced to \$573,300 and Improvement Value increased to \$626,700.

The RLH Co.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 16 0 261.00
287 Hermitage Ave, Nashville TN 37210

Motion to Change the Total Value to \$1,000,000, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$317,100 and Improvement Value reduced to \$682,900.

Cumberland Farm, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 101 00 0 016.00
6969 River Road Pike, Nashville TN 37209

Motion to No Change the Total Value of \$1,418,230, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value reduced to \$264,230 and Improvement Value of \$1,154,000.

Lagasse Properties, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 104 02 0 395.00
109 29th Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$796,800, by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$784,100 and Improvement Value of \$12,700.

Natchez West II, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 104 03 0 066.00
2609 West End Ave #101, Nashville TN 37203

Motion to Change the Total Value to \$9,800,000 by John Flanagan, second by Bob Notestine, unanimously approved. Land Value reduced to \$9,786,400 and Improvement Value of \$13,600.

George P Morehead & Morehead Enterprises, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 117 14 0 150.00
4012 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$6,000,000, by Bob Notestine, second by John Flanagan, unanimously approved. Land Value of \$5,608,300 and Improvement Value reduced to \$391,700.

Mary F McMillen & Martha F Thompson
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 01 0 101.00
2500 12th Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$1,112,400 by John Flanagan, second by Bob Notestine, unanimously approved. Land Value of \$803,700 and Improvement Value of \$308,700.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 057.00
801 Inverness Ave #D1, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 058.00
801 Inverness Ave #D2, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 059.00
801 Inverness Ave #D3, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 062.00
801 Inverness Ave #D6, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 064.00
801 Inverness Ave #D8, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 065.00
801 Inverness Ave #D9, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 066.00
801 Inverness Ave #D10, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 067.00
801 Inverness Ave #D11, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 068.00
801 Inverness Ave #D12, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 070.00
801 Inverness Ave #D14, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 071.00
801 Inverness Ave #D15, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 072.00
801 Inverness Ave #D16, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 073.00
801 Inverness Ave #D17, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 074.00
801 Inverness Ave #D18, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 075.00
801 Inverness Ave #D19, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

New River Group
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 118 02 0C 076.00
801 Inverness Ave #D20, Nashville TN 37204

Motion to Change the Total Value to \$133,250 by Mara Thompson, second by Don Turner,
unanimously approved. Land Value of \$30,000 and Improvement Value of \$103,250.

George P Morehead & Morehead Enterprises, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 132 04 0 004.00
2972 Sidco Dr, Nashville TN 37204

Motion to No Change the Total Value of \$1,264,600, by Bob Notestine, second by John Flanagan,
unanimously approved. Land Value of \$586,500 and Improvement Value of \$678,100.

Ray E Tarkington
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 132 12 0 003.00
4101 Sidco Dr, Nashville TN 37204

Motion to No Change the Total Value of \$735,600, by Bob Notestine, second by John Flanagan,
unanimously approved. Land Value of \$383,300 and Improvement Value of \$352,300.

IV. Adjournment

Motion to adjourn by Bob Notestine, second by John Flanagan, unanimously approved.

Meeting adjourned 3:02 PM.

ATTEST:

APPROVED:
