



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday, September 6, 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. Lyn Brandmeir, Mr. Derrick Starks 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 September 1, 2017, approved by Bob Notestine, second by Lyn Brandmeir, unanimously approved.

IV. New Business

Appeals:

9:00 AM

Medusa Citadel, Inc.
Greg Bergdale with DMA, Inc. appearing
Parcel ID 082 10 0 008.00
19 Oldham St, Nashville TN 37213

Motion to Change the Total Value to \$1,980,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$1,959,800 and Improvement Value of \$20,200.

Gibson Guitar Corp
Greg Bergdale with DMA, Inc. appearing
Parcel ID 093 05 0 125.00
1117 Church St, Nashville TN 37203

Motion to Change the Total Value to \$2,529,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$2,528,000 and Improvement Value reduced to \$1,000.

Gibson Guitar Corp
Greg Bergdale with DMA, Inc. appearing
Parcel ID 093 05 0 126.00
0 Church St, Nashville TN 37203

Motion to No Change the Total Land Value of \$2,528,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$2,528,000.

Gibson Guitar Corp
Greg Bergdale with DMA, Inc. appearing
Parcel ID 093 09 0 081.00
134 12th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$2,418,400, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$2,417,400 and Improvement Value reduced to \$1,000.

Gibson Guitar Corp
Greg Bergdale with DMA, Inc. appearing
Parcel ID 093 09 0 082.00
138 12th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$2,339,400, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$2,338,400 and Improvement Value reduced to \$1,000.

Gibson Guitar Corp
Greg Bergdale with DMA, Inc. appearing
Parcel ID 093 09 0 083.00
1102 Grundy St, Nashville TN 37203

Motion to Change the Total Value to \$4,385,200, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$4,384,200 and Improvement Value reduced to \$1,000.

Store Master Funding VI, LLC
Greg Bergdale with DMA, Inc. appearing
Parcel ID 095 09 0 061.00
641 Massman Dr, Nashville TN 37210

Motion to Change the Total Value to \$11,300,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$3,733,200 and Improvement Value reduced to \$7,566,800.

AGMS II, LLC & Nashville GHQ Associates, LLC
Greg Bergdale with DMA, Inc. appearing
Parcel ID 106 00 0 122.00
311 Plus Park Blvd #100, Nashville TN 37217

Motion to Change the Total Value to \$6,500,000, by Lyn Brandmeir, second by Bob Notestine, unanimously approved. Land Value reduced to \$1,045,400 and Improvement Value reduced to \$5,454,600.

Whirlpool Corp.
Greg Bergdale with DMA, Inc. appearing
Parcel ID 175 00 0 101.00
1740 J P Hennessy Dr, Lavergne TN 37086

Motion to Change the Total Land Value to \$1,142,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$1,142,000.

10:30 AM

HRT of Tennessee, Inc.
Vincent Brown with The Aegis Group, LLC, appearing
Parcel ID 092 11 0 368.00 001
0 Church St, Nashville TN 37203

Motion to Change the Total Value to \$9,200,000, by Lyn Brandmeir, second by Bob Notestine, unanimously approved. Land Value of \$2,170,600 and Improvement Value reduced to \$7,029,400.

HRT of Tennessee, Inc.
Vincent Brown with The Aegis Group, LLC, appearing
Parcel ID 092 16 0 019.00 001
2001 Church St, Nashville TN 37203

Motion to Change the Total Value to \$44,269,900, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$6,849,900 and Improvement Value reduced to \$37,420,000.

HRT of Tennessee, Inc.
Vincent Brown with The Aegis Group, LLC, appearing
Parcel ID 092 16 0 024.00
2011 Hayes St, Nashville TN 37203

Motion to Change the Total Value to \$17,730,100, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$3,946,500 and Improvement Value reduced to \$13,783,600.

11:15 AM

S & H Properties, LLC
Kyle Shirley, appearing
Parcel ID 059 00 0 214.00
2734 Whites Creek Pike, Nashville TN 37207

Motion to Change the Total Value to \$900,000, by Bob Notestine, second by Lyn Brandmeir, unanimously approved. Land Value of \$82,300 and Improvement Value reduced to \$817,700.

1:00 PM Appeals

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

As the Chair and Vice Chair were not present, the MBOE, by Motion appointed Mara Thompson, as Temporary Chair. Motion by John Flanagan, second by Jacqueline Kelly, unanimously approved.

1:00 PM

Epsilon Realty Company, LP
Bob Pernai with Flanagan & Bilton, LLC appearing
Parcel ID 094 06 0 002.00
1105 Visco Dr, Nashville TN 37210

Motion to Change the Total Value to \$4,313,000, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$499,500 and Improvement Value reduced to \$3,813,500.

AF Greenbriar TN, LLC
Bob Pernai with Flanagan & Bilton, LLC appearing
Parcel ID 095 00 0 106.00
2525 Perimeter Place Dr, Nashville TN 37214

Motion to No Change the Total Value of \$12,849,400, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$2,796,600 and Improvement Value of \$10,052,800.

100 Oaks Plaza, LLC
Bob Pernai with Flanagan & Bilton, LLC appearing
Parcel ID 118 15 0 010.00
719 Thompson Ln, Nashville TN 37204

Motion to No Change the Total Value of \$134,751,000, by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$19,587,700 and Improvement Value of \$115,163,300.

100 Oaks Plaza, LLC
Bob Pernai with Flanagan & Bilton, LLC appearing
Parcel ID 118 15 0 014.00
2600 Powell Ave, Nashville TN 37204

Motion to No Change the Total Value of \$46,900, by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$42,000 and Improvement Value of \$4,900.

100 Oaks Plaza, LLC
Bob Pernai with Flanagan & Bilton, LLC appearing
Parcel ID 118 16 0 082.00
0 Kraft Dr, Nashville TN 37204

Motion to No Change the Total Value of \$487,900, by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$424,200 and Improvement Value of \$63,700.

2:15 PM

Grassmere Group, LLC
Bahiraei Anoosh appearing
Parcel ID 147 03 0 056.00
398 E Harding Pl, Nashville TN 37211

Motion to Change the Total Value to \$800,000, by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$170,500 and Improvement Value reduced to \$629,500.

Grassmere Group, LLC
Bahiraei Anoosh appearing
Parcel ID 149 00 0 162.00
2711 Murfreesboro Pike, Antioch TN 37013

Motion to Change the Total Value to \$478,000, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$274,400 and Improvement Value reduced to \$203,600.

2:45 PM

James P. White, Jr. and Tina Marie White
Parcel ID 129 07 0 039.00
6508 Melinda Dr, Nashville TN 37205

The appellant did not show up.

3:00 PM

Plow Horse Partners, LLC
Guy Marsh and Will Newman appearing
Parcel ID 103 08 0 049.00
103 45th Ave N, Nashville TN 37209

Motion to Change the Total Value to \$1,402,700, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$564,100 and Improvement Value of \$838,600.

3:15 PM

United Southern Corporation
Roland Baggott appearing
Parcel ID 082 06 0 096.00
808 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$938,800, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$382,300 and Improvement Value reduced to \$556,500.

3:30 PM

Lester L Turner, Jr. and Currey T Thornton, Trustees
Charles Robert Bone, appearing
Parcel ID 093 06 2 102.00
101 Broadway, Nashville TN 37201

Motion to Change the Total Value to \$7,560,000, by John Flanagan, second by Jacqueline Kelly, unanimously approved. Land Value of \$3,000,000 and Improvement Value reduced to \$4,560,000.

1212 Retail Investors, LLC
Charles Robert Bone, appearing
Parcel ID 093 09 0C 001.00
211 12th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$3,500,000, by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value of \$1,186,500 and Improvement Value reduced to \$2,313,500.

4:00 PM

Christopher Bennett Groves
Parcel ID 091 14 0 209.00
306 Orlando Ave, Nashville TN 37209

Motion to Change the Total Value to \$385,000, by Jacqueline Kelly, second by John Flanagan, unanimously approved. Land Value reduced to \$106,700 and Improvement Value reduced to \$278,300.

V. Adjournment

Motion to adjourn by John Flanagan, second by Jacqueline Kelly, unanimously approved.

Meeting adjourned 4:50 P.M.

ATTEST:

APPROVED:
