



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday August 18, 2021

8:30 AM & 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 for the morning session included: Mr. Derrick Starks, Mr. Charley Hankla, and Ms. Brenda Gadd. Also present were Herman Ruben, Randy Ward, and Pam Williams Ishie, with the Office of the Property Assessor and Josh Thomas with Metro Legal.

III. Review and Approval of Minutes

Motion to approve the minutes from the MBOE Meeting of August 17, 2021, by Brenda Gadd, second by Charley Hankla, unanimously approved.

IV. New Business:

V. Appeals:

8:30 AM

3201 Dickerson Properties, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 060 04 0 022.00
3201 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$9,550,000, by Charley Hankla, second by Brenda Gadd, unanimously approved. Land Value of \$2,113,500 and Improvement Value reduced to \$7,436,500.

NHC/OP, LP
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 087 00 0 089.00
4214 Central Pike, Hermitage TN 37076

Motion to No Change the Total Land Value of \$1,978,700, by Charley Hankla, second by Brenda Gadd, unanimously approved. Land Value of \$1,978,700.

W. Scott Nickels & Kelly J. Nickels
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 092 11 0 301.00
323 21st Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$2,314,000, by Charley Hankla, second by Brenda Gadd, unanimously approved. Land Value of \$2,100,000 and Improvement Value of \$214,000.

VHI Three Holdings, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 094 13 0 120.00
317 Fesslers Lane, Nashville TN 37210

Motion to Change the Total Value to \$2,915,000, by Charley Hankla, second by Brenda Gadd, unanimously approved. Land Value of \$1,230,000 and Improvement Value reduced to \$1,685,000.

Richland Place, Inc.
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 104 14 0 313.00
500 Elmington Ave, Nashville TN 37205

Motion to No Change the Total Value of \$58,397,800, by Brenda Gadd, second by Charley Hankla, unanimously approved. Land Value of \$11,200,000 and Improvement Value of \$47,197,800.

Trevecca Realty, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 105 04 0 382.00
329 Murfreesboro Pike, Nashville TN 37210

Motion to No Change the Total Value of \$20,209,600, by Brenda Gadd, second by Charley Hankla, unanimously approved. Land Value of \$1,080,300 and Improvement Value of \$19,129,300.

Nashville 832 Wedgewood Property, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 105 10 0 004.00
1816 Elliott Ave, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Nashville 832 Wedgewood Property, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 105 10 0 005.00
1818 Elliott Ave, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Nashville 832 Wedgewood Property, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 105 10 0 006.00
1820 Elliott Ave, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Nashville 832 Wedgewood Property, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 105 10 0 007.00
1822 Elliott Ave, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Nashville 832 Wedgewood Property, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 105 10 0 008.00
832 Wedgewood Ave, Nashville TN 37203

Motion to No Change the Total Value of \$16,051,100, by Brenda Gadd, second by Charley Hankla, unanimously approved. Land Value of \$1,707,300 and Improvement Value of \$14,343,800.

Nashville 832 Wedgewood Property, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 105 10 0 009.00
1829 Beech Ave, Nashville TN 37203

Motion to No Change the Total Land Value of \$3,786,700, by Brenda Gadd, second by Charley Hankla, unanimously approved. Land Value of \$3,786,700.

Green Hills Center Property, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 117 14 0 172.00
3939 Hillsboro Circle, Nashville TN 37215

Motion to No Change the Total Value of \$10,633,700, by Brenda Gadd, second by Charley Hankla, unanimously approved. Land Value of \$5,250,000 and Improvement Value of \$5,383,700.

Mary Queen of Angels, Inc.
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 129 00 0 017.00
1000 St. Luke Dr, Nashville TN 37205

Motion to No Change the Total Value of \$6,737,700, by Brenda Gadd, second by Charley Hankla, unanimously approved. Land Value of \$1,157,100 and Improvement Value of \$5,580,600.

Juliana Saussy, Jeffrey C. Tweedy, Trustees, ET AL
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 134 00 0 256.00
3187 Franklin Limestone Rd, Antioch TN 37013

Motion to Change the Total Value to \$6,000,000, by Charley Hankla, second by Brenda Gadd, unanimously approved. Land Value increased to \$5,748,000 and Improvement Value reduced to \$252,000.

Bethany Realty, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 161 00 0 192.00
421 Ocala Dr, Nashville TN 37211

Motion to No Change the Total Value of \$11,058,500, by Brenda Gadd, second by Charley Hankla, unanimously approved. Land Value of \$2,700,000 and Improvement Value of \$8,358,500.

The Health Center of Nashville, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 169 00 0 067.00
8353 Highway 100, Nashville TN 37221

Motion to No Change the Total Value of \$51,749,200, by Brenda Gadd, second by Charley Hankla, unanimously approved. Land Value of \$3,782,300 and Improvement Value of \$47,966,900.

This concluded the 8:30 AM morning appeals scheduled with this tax representative. The Board decided to continue with the 1:00 PM afternoon appeals as they are scheduled with the same tax representative. Even though these parcels were heard in the AM they will be reflected on the minutes as 1:00 PM.

1:00 PM

Commodore Trust
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 082 00 0 015.00
1941 Cement Plant Rd, Nashville TN 37205

Motion to Change the Total Value to \$1,882,000, by Charley Hankla, second by Brenda Gadd, unanimously approved. Land Value reduced to \$1,752,800 and Improvement Value of \$129,200.

Commodore Trust
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 082 00 0 016.00
1940 Cement Plant Rd, Nashville TN 37205

At the request of the appellant, this appeal is hereby withdrawn.

Timothy Ward & Kristin Ward
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 130 07 0 034.00
4303 Harding Pl, Nashville TN 37205

Motion to Change the Total Value to \$3,100,000, by Charley Hankla, second by Brenda Gadd, unanimously approved. Land Value of \$1,565,300 and Improvement Value reduced to \$1,534,700.

VI. Adjournment of the Morning Session

Motion to adjourn by Charley Hankla, second by Brenda Gadd, unanimously approved.

Morning Session adjourned 10:44 AM.

****NOTE**** The remaining parcels scheduled for 1:00 PM were read into the record on Thursday 8/19/21 as they were agreed upon by both the Staff and the appellant. Those parcels were voted on by the MBOE scheduled for 8/19/2021, which included, Mr. Bob Notestine, Mr. Derrick Starks, and Ms. Sharon Emerson, however, they will be listed as appeals heard on 8/18/21.

217 3rd Avenue Plus 3, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 082 14 0 075.00
609 3rd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$742,900, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$728,300 and Improvement Value of \$14,600.

217 3rd Avenue Plus 3, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 093 02 0 003.00
601 3rd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$2,921,200, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$2,875,000 and Improvement Value of \$46,200.

The Carell Family, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 093 02 0 042.00
518 3rd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$792,800, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$778,800 and Improvement Value of \$14,000.

The Carell Family, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 093 02 0 043.00
520 3rd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$1,048,200, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$1,029,600 and Improvement Value of \$18,600.

The Carell Family, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 093 02 4 010.00
210 2nd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$12,491,900, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$12,421,500 and Improvement Value of \$70,400.

The Carell Family, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 093 05 2 004.00
210 Polk Ave, Nashville TN 37203

Motion to No Change the Total Value of \$3,376,900, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$3,357,900 and Improvement Value of \$19,000.

The Carell Family, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 093 05 2 005.00
714 Church St, Nashville TN 37203

Motion to No Change the Total Value of \$7,300,100, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$7,259,000 and Improvement Value of \$41,100.

The Carell Family, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 093 06 1 028.00
514 Church St, Nashville TN 37203

Motion to No Change the Total Value of \$5,168,500, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$5,139,400 and Improvement Value of \$29,100.

The Carell Family, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 093 06 2 105.00
215 Church St, Nashville TN 37203

Motion to No Change the Total Value of \$5,684,900, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$5,652,900 and Improvement Value of \$32,000.

The Carell Family, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 093 06 3 014.00
119 7th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$4,878,900, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$4,851,400 and Improvement Value of \$27,500.

The Carell Family, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 093 06 3 015.00
121 7th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$3,973,200, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$3,950,800 and Improvement Value of \$22,400.

The Carell Family, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 093 06 3 016.00
125 7th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$2,921,500, by Sharon Emerson, second by Bob Notestine, unanimously approved. Land Value of \$2,905,000 and Improvement Value of \$16,500.

The Carell Family, LLC
Charley Duggan, with Duggan Property Services, appearing
Parcel ID 104 15 0 336.00
2401 21st Ave S, Nashville TN 37212

At the request of the appellant, this appeal is hereby withdrawn.

VII. Adjournment of the Morning Session (from the information above)

Motion to adjourn by Charley Hankla, second by Brenda Gadd, unanimously approved.

Meeting adjourned 10:44 AM.

ATTEST:

APPROVED:
