



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday August 30, 2021

8:30 AM

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: Mr. Bob Notestine, Mr. Derrick Starks, and Ms. Glenda Chambers. Also present were Herman Ruben, Pam Williams Ishie and Randy Ward, with the Office of the Property Assessor and Josh Thomas with Metro Legal.

III. Review and Approval of Minutes: Approval of Minutes from the MBOE Meeting August 27, 2021, by Glenda Chambers, second by Bob Notestine, unanimously approved.

IV. New Business:

V. Appeals:

8:30 AM

Thomas M. Palmer, II
Derrick Hammond with The Aegis Group, appearing
Parcel ID 079 00 0 020.00
7125 Cockrill Bend Blvd, Nashville TN 37209

Motion to Change the Total Value to \$2,400,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land Value of \$631,100 and Improvement Value reduced to \$1,768,900.

Lee Apts, LLC
Derrick Hammond with The Aegis Group, appearing
Parcel ID 092 15 0 180.00
2108 Hayes St, Nashville TN 37203

Motion to Change the Total Value to \$15,200,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land Value of \$5,880,600 and Improvement Value reduced to \$9,319,400.

Blackstone Apts, LLC
Derrick Hammond with The Aegis Group, appearing
Parcel ID 104 06 0 012.00
107 Acklen Park Dr, Nashville TN 37203

Motion to No Change the Total Value of \$3,229,300, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$1,680,000 and Improvement Value of \$1,549,300.

Blackstone Apts, LLC
Derrick Hammond with The Aegis Group, appearing
Parcel ID 104 06 0 029.00
3300 Park Dr, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

The General Jackson Partnership
Derrick Hammond with The Aegis Group, appearing
Parcel ID 104 08 0 121.00
1907 Capers Ave, Nashville TN 37212

Motion to Change the Total Value to \$2,167,500, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$1,050,000 and Improvement Value reduced to \$1,117,500.

1605 Partnership
Derrick Hammond with The Aegis Group, appearing
Parcel ID 104 08 0 324.00
1605 16th Ave S, Nashville TN 37212

Motion to Change the Total Value to \$2,900,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land Value of \$1,368,000 and Improvement Value reduced to \$1,532,000.

Green Hills Commons, LLC
Derrick Hammond with The Aegis Group, appearing
Parcel ID 117 14 0 173.00
3815 Green Hills Village Dr, Nashville TN 37215

Motion to No Change the Total Value of \$22,672,800, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land Value of \$9,958,100 and Improvement Value of \$12,714,700.

The Soma Trust
Derrick Hammond with The Aegis Group, appearing
Parcel ID 146 01 0 029.00
939 Tyne Blvd, Nashville TN 37220

Motion to Change the Total Value to \$4,500,000, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$1,150,000 and Improvement Value reduced to \$3,350,000.

Cummings Court, LLC
Derrick Hammond with The Aegis Group, appearing
Parcel ID 148 00 0 167.00
100 Cummings Ct, Antioch TN 37013

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

Cummings Court, LLC
Derrick Hammond with The Aegis Group, appearing
Parcel ID 148 00 0 225.00
108 Cummings Ct, Antioch TN 37013

Motion to No Change the Total Value of \$684,100, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$50,800 and Improvement Value of \$633,300.

10:00 AM (Audio Appeal)

Epsilon Realty Company, L.P.
Kyle Sheehan with Flanagan Bilton LLC, appearing via Audio
Parcel ID 094 06 0 002.00
1105 Visco Dr, Nashville TN 37210

Motion to No Change the Total Value of \$7,041,200, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$865,800 and Improvement Value of \$6,175,400.

NLCA AK Greenbriar LLC
Kyle Sheehan with Flanagan Bilton LLC, appearing via Audio
Parcel ID 095 00 0 106.00
2525 Perimeter Place Dr, Nashville TN 37214

Motion to Change the Total Value to \$15,300,000, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$3,728,700 and Improvement Value reduced to \$11,571,300.

(3 Parcels Heard Together)
100 Oaks Plaza, LLC
Kyle Sheehan with Flanagan Bilton LLC, appearing via Audio
Parcel ID 118 15 0 010.00
719 Thompson Ln, Nashville TN 37204

Motion to Change the Total Value to \$155,638,200, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$26,776,600 and Improvement Value reduced to \$128,861,600.

(3 Parcels Heard Together)
100 Oaks Plaza, LLC
Kyle Sheehan with Flanagan Bilton LLC, appearing via Audio
Parcel ID 118 15 0 014.00
2600 Powell Ave, Nashville TN 37204

Motion to No Change the Total Value of \$62,900, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$57,000 and Improvement Value of \$5,900.

(3 Parcels Heard Together)
100 Oaks Plaza, LLC
Kyle Sheehan with Flanagan Bilton LLC, appearing via Audio
Parcel ID 118 16 0 082.00
0 Kraft Dr, Nashville TN 37204

Motion to No Change the Total Value of \$698,900, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$575,700 and Improvement Value of \$123,200.

Nashville 394 Medical Properties, LLC
Kyle Sheehan with Flanagan Bilton LLC, appearing via Audio
Parcel ID 147 00 0 010.00
394 Harding Pl, Nashville TN 37211

Motion to No Change the Total Value of \$9,148,900, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land Value of \$979,700 and Improvement Value of \$8,169,200.

Antioch 3754 Medical Properties, LLC
Kyle Sheehan with Flanagan Bilton LLC, appearing via Audio
Parcel ID 164 00 0 253.00
3754 Murfreesboro Pike, Antioch TN 37013

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

11:00 AM

Roland W. Baggott III and Nicole O. Baggott
Roland Baggott, appearing
Parcel ID 130 16 0 007.00
4525 Alcott Dr, Nashville TN 37215

Motion to Change the Total Value to \$1,650,000, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$600,000 and Improvement Value reduced to \$1,050,000.

11:15 AM (Audio Appeal)

Germantown JV, LLC
Travis Adle with PTC Atlanta, appearing via Audio
Parcel ID 082 05 0 178.00
1420 Adams St, Nashville TN 37208

Motion to No Change the Total Land Value of \$22,089,100, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$22,089,100.

535 Main St Owner, LLC
Travis Adle with PTC Atlanta, appearing via Audio
Parcel ID 082 15 0 227.00
535 Main St, Nashville TN 37206

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

W & K Properties
Travis Adle with PTC Atlanta, appearing via Audio
Parcel ID 093 02 3 179.00
215 2nd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$2,734,000, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$973,700 and Improvement Value of \$1,760,300.

Camden Music Row, LLC
Travis Adle with PTC Atlanta, appearing via Audio
Parcel ID 093 13 0 574.00
1515 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$163,531,900, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$15,093,500 and Improvement Value of \$148,438,400.

MCREF IV Gulch Apartments Owner LLC
Travis Adle with PTC Atlanta, appearing via Audio
Parcel ID 093 14 0 571.00
810 Division St, Nashville TN 37203

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

Brittany Hall Apartments, L.L.C.
Travis Adle with PTC Atlanta, appearing via Audio
Parcel ID 106 00 0 130.00
120 Millwood Dr, Nashville TN 37217

Motion to No Change the Total Value of \$25,625,100, by Glenda Chambers, second by Bob Notestine, unanimously approved. Land Value of \$2,244,000 and Improvement Value of \$23,381,100.

Brentwood Station Holdings #1, LLC
Travis Adle with PTC Atlanta, appearing via Audio
Parcel ID 161 00 0 119.00
765 McMurray Dr, Nashville TN 37211

Motion to Change the Total Value to \$21,717,000, by Bob Notestine, second by Glenda Chambers, unanimously approved. Land Value of \$2,940,000 and Improvement Value reduced to \$18,777,000.

VI. Adjournment of the Meeting

Motion to adjourn by Bob Notestine, second by Glenda Chambers, unanimously approved.

Meeting adjourned 12:00 PM.

ATTEST:

APPROVED:
