



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Thursday October 21, 2021

8:30 AM & 1:00 PM

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 2nd Avenue South, Suite 210

I. Call To Order

II. Roll Call

Members present included: Ms. Glenda Chambers, Mr. Derrick Starks, and Ms. Jacqueline Kelly. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. New Business:

V. Appeals:

8:30 AM

ARI Holdings, LLC  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 093 06 2 003.00  
168 3<sup>rd</sup> Ave N, Nashville TN 37201

At the request of the appellant, this appeal is hereby withdrawn.

Hillwood Country Club  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 104 14 0G 317.00  
401 Elmington Ave, Nashville TN 37205

Motion to No Change the Total Value of \$4,737,700 by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land Value of \$3,360,000 and Improvement Value of \$1,377,700.

Hillwood Country Club  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 116 01 0 010.00  
6201 Hickory Valley Rd, Nashville TN 37205

Motion to No Change the Total Value of \$13,979,967 by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land Value of \$164,800 and Improvement Value of \$13,815,167.

Hillwood Country Club  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 116 01 0 011.00  
156 Davidson Rd, Nashville TN 37205

Motion to No Change the Total Value of \$5,787,650 by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land Value of \$4,112,950 and Improvement Value of \$1,674,700.

Green Hills Commons, LLC  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 117 10 0 198.00  
0 Crestmoor Rd, Nashville TN 37215

Motion to No Change the Total Value of \$1,422,100 by Jacqueline Kelly, second by Glenda Chambers, unanimously approved. Land Value of \$1,417,900 and Improvement Value of \$4,200.

Rochford Family General Partnership  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 117 14 0 032.00  
2200 Abbott Martin Rd, Nashville TN 37215

Motion to No Change the Total Value of \$5,265,900 by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land Value of \$4,234,000 and Improvement Value of \$1,031,900.

Battleship, LLC  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 117 14 0 159.00  
3821 Green Hills Village Dr, Nashville TN 37215

Motion to Change the Total Value to \$37,820,000 by Jacqueline Kelly, second by Glenda Chambers, unanimously approved. Land Value of \$14,858,300 and Improvement Value reduced to \$22,961,700.

Stafford Revocable Living Trust  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 118 03 0 074.00  
503 A Ligon Dr, Nashville TN 37204

Motion to No Change the Total Value of \$2,118,700 by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land Value of \$261,400 and Improvement Value of \$1,857,300.

Burton Hills Investments, Inc.  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 131 06 0A 017.00  
40 Burton Hills Blvd, Nashville TN 37215

Motion to Change the Total Value to \$44,000,000 by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land Value of \$5,606,200 and Improvement Value reduced to \$38,393,800.

Burton Hills Investments, General Partnership  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 131 06 0A 018.00  
20 Burton Hills Blvd, Nashville TN 37215

Motion to Change the Total Value to \$31,500,000 by Jacqueline Kelly, second by Glenda Chambers, unanimously approved. Land Value of \$4,390,900 and Improvement Value reduced to \$27,109,100.

S.B. Properties, L.P.  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 135 00 0 096.00  
1824 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$1,000,000 by Jacqueline Kelly, second by Glenda Chambers, unanimously approved. Land Value of \$475,700 and Improvement Value reduced to \$524,300.

Prime Kurtell Properties, LLC  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 142 00 0 363.00  
7640 Highway 70 S, Nashville TN 37221

Motion to Change the Total Value to \$8,300,000 by Jacqueline Kelly, second by Glenda Chambers, unanimously approved. Land Value of \$2,396,600 and Improvement Value reduced to \$5,903,400.

ARI Holdings, LLC  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 148 00 0 170.00  
5050 Linbar Dr, Nashville TN 37211

Motion to Change the Total Value to \$1,150,000 by Jacqueline Kelly, second by Glenda Chambers, unanimously approved. Land Value of \$235,200 and Improvement Value reduced to \$914,800.

Prime Kurtell Properties, LLC  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 159 00 0 110.00  
1195 Old Hickory Blvd, Brentwood TN 37027

Motion to Change the Total Value to \$5,800,000 by Jacqueline Kelly, second by Glenda Chambers, unanimously approved. Land Value of \$2,146,600 and Improvement Value reduced to \$3,653,400.

Richland Country Club  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 159 00 0 232.00  
1 Club Dr, Nashville TN 37215

Motion to No Change the Total Value of \$24,083,280 by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land Value of \$8,583,100 and Improvement Value of \$15,500,180.

Highwoods Realty Limited  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 160 00 0 243.00  
310 Seven Springs Way, Brentwood TN 37027

Motion to Change the Total Value to \$76,400,000 by Jacqueline Kelly, second by Glenda Chambers, unanimously approved. Land Value of \$12,545,300 and Improvement Value reduced to \$63,854,700.

Highwoods Realty Limited Partnership  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 160 00 0 287.00  
340 Seven Springs Way, Brentwood TN 37027

Motion to Change the Total Value to \$55,400,000 by Jacqueline Kelly, second by Glenda Chambers, unanimously approved. Land Value of \$4,769,800 and Improvement Value reduced to \$50,630,200.

IDB  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 160 00 0 288.00  
330 Seven Springs Way, Brentwood TN 37027

Motion to Continue this appeal until tomorrow, 10/22/2021, by Glenda Chambers, second by Jacqueline Kelly, unanimously approved.

Glenwood Equity Capital Corporation  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 161 00 0 031.00  
5505 Edmondson Pike, Nashville TN 37211

Motion to Change the Total Value to \$6,000,000 by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,148,400 and Improvement Value reduced to \$4,851,600.

Stephens Valley West LLC  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 169 00 0 060.00  
5948 Pasquo Rd, Nashville TN 37221

Motion to No Change the Total Land Value of \$2,668,000 by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land Value of \$2,668,000.

John T. Rochford  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 169 00 0 102.00  
5954 Pasquo Rd, Nashville TN 37221

Motion to No Change the Total Value of \$338,700 by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land Value of \$216,000 and Improvement Value of \$122,700.

Stephens Valley West LLC  
Debbie Smith with Criterion Property Tax Consultants, LLC, appearing  
Parcel ID 169 00 0 364.00  
0 Highway 100, Nashville TN 37221

Motion to No Change the Total Land Value of \$190,800 by Glenda Chambers, second by Jacqueline Kelly, unanimously approved. Land Value of \$190,800.

VI. Adjournment of the Morning Meeting

Motion to adjourn by Glenda Chambers, second by Jacqueline Kelly, unanimously approved.

Morning Meeting adjourned 11:05 AM.

VII. Roll Call for Afternoon Session

Members present included: Ms. Sharon Emerson, Ms. Deb Dawson, and Mr. Charley Hankla. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

Due to the absence of both the Chair and Vice Chair, the Board elected Deb Dawson as Temporary Chair for the session; Motion by Sharon Emerson, second by Charley Hankla, unanimously approved.

1:00 PM

Mary B. Crossman  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 029 00 0 269.00  
5540 Clarksville Pike, Joelton TN 37080

Motion to Change the Total Value to \$1,050,000 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$217,800 and Improvement Value reduced to \$832,200.

Jim Crossman Realty, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 060 02 0 256.00  
3053 Brick Church Pike, Nashville TN 37207

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

PGP Granwood 1, LLC & PGP Granwood 2, LLC ET AL  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 064 00 0 117.00  
4331 Old Hickory Blvd, Old Hickory TN 37138

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

Michael W. O'Neil  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 071 14 0 379.00  
1120 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$475,000 by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$348,500 and Improvement Value reduced to \$126,500.

Jim Crossman Realty, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 072 10 0 201.00  
2618 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total Value of \$4,122,800 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$2,927,200 and Improvement Value of \$1,195,600.

Jim Crossman Realty, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 083 01 0 417.00  
925 Gallatin Ave, Nashville TN 37206

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

Jim Crossman Realty, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 092 15 0 176.00  
2111 Elliston Pl, Nashville TN 37203

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

William C. Crossman & Olivia M. Crossman  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 097 00 0 115.00  
5851 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total Value to \$1,840,000 by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$857,300 and Improvement Value reduced to \$982,700.

Sanjay D. Patel  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 106 00 0 025.00  
821 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$2,189,600 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$1,271,500 and Improvement Value of \$918,100.

BMP, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 116 03 0 005.00  
4500 Harding Pike, Nashville TN 37205

Motion to Continue this appeal until 11/16/2021 by Sharon Emerson, second by Charley Hankla, unanimously approved.

BOP, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 116 03 0 021.00  
103 Woodmont Blvd, Nashville TN 37205

Motion to Continue this appeal until 11/16/2021 by Sharon Emerson, second by Charley Hankla, unanimously approved.

Green Hills Court  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 117 14 0 148.00  
4004 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$20,309,400 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$15,957,100 and Improvement Value of \$4,352,300.

Jim Crossman Realty, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 117 14 0 149.00  
4010 Hillsboro Pike, Nashville TN 37215

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

Lisa T. Wheeler, Non-Exempt Trust ET AL  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 118 06 0 174.00  
2711 8<sup>th</sup> Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$8,703,400 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$7,361,600 and Improvement Value of \$1,341,800.

Mary B. Crossman  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 120 00 0 097.00  
1301 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$550,000 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$249,200 and Improvement Value reduced to \$300,800.

William Christian Crossman  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 133 06 0 214.01  
3709 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$935,000 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$375,000 and Improvement Value reduced to \$560,000.

Tristar Ventures, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 134 00 0 196.00  
97 B Wallace Rd, Nashville TN 37211

Motion to Change the Total Value to \$744,500 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$233,500 and Improvement Value reduced to \$511,000.

Tristar Ventures, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 134 13 0 184.00  
236 Largo Dr, Nashville TN 37211

Motion to Change the Total Value to \$451,500 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$104,500 and Improvement Value reduced to \$347,000.

Tristar Ventures, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 134 13 0 200.00  
231 Largo Dr, Nashville TN 37211

Motion to Change the Total Value to \$408,325 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$62,700 and Improvement Value reduced to \$345,625.

Tristar Ventures, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 134 13 0 245.00  
4928 Linbar Dr, Nashville TN 37211

Motion to Change the Total Value to \$1,874,800 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$240,400 and Improvement Value reduced to \$1,634,400.

Tristar Ventures, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 148 00 0 086.00  
948 Richards Rd, Antioch TN 37013

Motion to Change the Total Value to \$625,000 by Charley Hankla, second by Sharon Emerson, unanimously approved. Land Value of \$70,200 and Improvement Value reduced to \$554,800.



Y World Investment, LLC  
Derrick Hammond with The Aegis Group, LLC, appearing  
Parcel ID 162 00 0 289.00  
1309 Bell Rd, Antioch TN 37013

Motion to Change the Total Value to \$4,730,000 by Sharon Emerson, second by Charley Hankla, unanimously approved. Land Value of \$740,500 and Improvement Value reduced to \$3,989,500.

VIII. Adjournment of the Afternoon Meeting

Motion to adjourn by Sharon Emerson, second by Charley Hankla, unanimously approved.

Meeting adjourned 3:05 PM.

**ATTEST:**

**APPROVED:**

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