



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Wednesday December 1, 2021

8:30 AM

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: Mr. Roger Farmer, Mr. Derrick Starks, Mr. Carnell Scruggs, and Ms. Lori Caste  
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

Carmax Auto Superstores, Inc.  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 026 12 0 004.00  
2353 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$12,608,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land Value of \$7,566,400 and Improvement Value reduced to \$5,041,600.

National Retail Properties, Inc.  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 026 15 0 018.00  
2239 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$4,029,600, by Lori Caste, second by Roger Farmer,  
unanimously approved. Land Value of \$2,090,900 and Improvement Value of \$1,938,700.

Durham Enterprises, Inc.  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 034 02 0 071.00  
924 Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total Value of \$882,400, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$522,700 and Improvement Value of \$359,700.

Ahmad Alzabet & Kamal Ali Partnership  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 051 04 0 126.00  
811 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$777,600, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$398,600 and Improvement Value of \$379,000.

National Retail Properties, Inc.  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 062 00 0 121.00  
2620 Music Valley Dr, Nashville TN 37214

Motion to No Change the Total Value of \$4,187,200, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,135,400 and Improvement Value of \$3,051,800.

National Retail Properties, Inc.  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 062 00 0 141.00  
2622 Music Valley Dr, Nashville TN 37214

Motion to No Change the Total Value of \$2,354,200, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$934,400 and Improvement Value of \$1,419,800.

Jenkins Property, L.P. Et Al.  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 071 07 0 261.00  
130 W Trinity Ln, Nashville TN 37207

Motion to No Change the Total Value of \$4,760,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,580,700 and Improvement Value of \$3,179,300.

Jenkins Properties, L.P.  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 071 07 0 268.00  
2020 Lucas Ln, Nashville TN 37207

Motion to No Change the Total Value of \$997,200, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$593,800 and Improvement Value of \$403,300.

Realty Income Properties 5, LLC  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 072 10 0 012.00  
2831 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total Value of \$2,130,100, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$1,482,000 and Improvement Value of \$648,100.

Adcock Investments, LLC  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 075 04 0 245.00  
4605 Andrew Jackson Pkwy, Hermitage TN 37076

Motion to Change the Total Value to \$1,000,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$326,200 and Improvement Value reduced to \$673,800.

TT of Metro Center, LLC  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 081 04 0 258.00  
25 Vantage Way, Nashville TN 37228

Motion to No Change the Total Value of \$12,386,400, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land Value of \$5,844,000 and Improvement Value of \$6,542,400.

Burke, Inc.  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 094 00 0 206.00  
1126 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total Value of \$2,457,200, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land Value of \$686,500 and Improvement Value of \$1,770,700.

Richard H. Watts Family Limited Partnership  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 105 02 0 273.00  
930 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$5,834,200, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$5,731,600 and Improvement Value of \$102,600.

H-M Georgia, LLC  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 106 00 0 112.00  
550 Spence Ln, Nashville TN 37210

Motion to Change the Total Value to \$4,800,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,437,800 and Improvement Value reduced to \$3,362,200.

H-M Georgia, LLC  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 106 00 0 155.00  
548 Spence Ln, Nashville TN 37210

Motion to Change the Total Value to \$870,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$81,200 and Improvement Value reduced to \$788,800.

TPS Parking Nashville, LLC  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 108 01 0 024.00  
562 Claridge Dr, Nashville TN 37214

Motion to No Change the Total Value of \$5,207,500, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$3,691,700 and Improvement Value of \$1,515,800.

TPS Parking Nashville, LLC  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 108 01 0 039.00  
560 Donelson Pike, Nashville TN 37214

Motion to No Change the Total Value of \$2,509,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$954,000 and Improvement Value of \$1,555,500.

Johnny Moore, Et Ux.  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 108 01 0 042.00  
580 Donelson Pike, Nashville TN 37214

Motion to No Change the Total Value of \$2,267,500, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$947,400 and Improvement Value of \$1,320,100.

6015 Highway 100, LLC  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 130 01 0 115.00  
6015 Highway 100, Nashville TN 37205

Motion to No Change the Total Value of \$2,089,400, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,176,100 and Improvement Value of \$913,300.

Realty Income Properties 5, LLC  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 133 15 0 088.00  
4020 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$1,442,600, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$699,100 and Improvement Value of \$743,500.

CSA Holdings, LLC  
Claire Jirasevijinda with Ryan, LLC, appearing  
Parcel ID 171 00 0 027.00  
610 Church St E, Brentwood TN 37027

Motion to No Change the Total Value of \$1,578,500, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,099,900 and Improvement Value of \$478,600.

VI. Adjournment of the Meeting

Motion to adjourn by Roger Farmer, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 11:46 AM.

**ATTEST:**

**APPROVED:**

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