



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday January 24, 2022

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: Ms. Deb Dawson, Mr. Charley Hankla, and Mr. Roger Farmer. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

****NOTE**** As neither the Chair nor Vice Chair were present in today's appeals, the MBOE elected Deb Dawson as the Temporary Chair for this session. Motion by Roger Farmer, second by Charley Hankla, unanimously approved.

III. Review and Approval of Minutes: Motion by Roger Farmer, second by Charley Hankla, unanimously approved, to approve the minutes from the MBOE Meetings of January 18, 2022, January 19, 2022, and January 20, 2022.

IV. Appeals:

8:30 AM

OP Music Square East Property, LLC
Richard Hunt and Caren Nichol, with Evans & Petree appearing
Parcel ID 093 13 0 149.00
60 Music Sq E, Nashville TN 37203

Motion to No Change the Total Value of \$12,227,600, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$5,449,200 and Improvement Value of \$6,778,400.

(8 Parcels heard together)

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 093 13 0 169.00
10 Music Sq E, Nashville TN 37203

Motion to Change the Total Value to \$24,400,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$7,213,500 and Improvement Value reduced to \$17,186,500.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 093 13 0 171.00
4 Music Sq E, Nashville TN 37203

Motion to No Change the Total Value of \$16,906,500, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$16,711,700 and Improvement Value of \$194,800.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 093 13 0 239.00
0 Music Cir N, Nashville TN 37203

Motion to No Change the Total Land Value of \$422,100, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$422,100.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 093 13 0 240.00
2 Music Cir N, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,026,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,026,000.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 093 13 0 241.00
4 Music Cir N, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,387,500, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,387,500.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 093 13 0 242.00
6 Music Cir N, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,387,500, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,387,500.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 093 13 0 243.00
8 Music Cir N, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,425,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,425,000.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 093 13 0 244.00
10 Music Cir N, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,425,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,425,000.

Cavalier Building, LLC
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 103 14 0 028.00
95 White Bridge Rd, Nashville TN 37205

Motion to Change the Total Value to \$13,220,000, by Roger Farmer, second by Charley Hankla, unanimously approved. Land Value of \$4,987,600 and Improvement Value reduced to \$8,232,400.

(3 Parcels heard together)

110 29th Ave North Partners
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 104 02 0 341.00
110 29th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$3,355,500, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$1,660,000 and Improvement Value reduced to \$1,695,500.

110 29th Ave North Partners
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 104 02 0 350.00
111 28th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$807,100, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$795,000 and Improvement Value of \$12,100.

110 29th Ave North Partners
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 104 02 0 351.00
113 28th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$761,200, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$750,000 and Improvement Value of \$11,200.

American Center
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 104 02 0 408.00
3100 Park Dr, Nashville TN 37203

Motion to No Change the Total Value of \$82,332,600, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$34,527,400 and Improvement Value of \$47,805,200.

American Center
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 104 02 0 409.00
3101 West End Cir, Nashville TN 37203

Motion to No Change the Total Value of \$56,529,700, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$22,825,400 and Improvement Value of \$33,704,300.

Green Hills Office Partners, LLC
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 117 15 0 153.00
2002 Richard Jones Rd, Nashville TN 37215

Motion to Change the Total Value to \$28,500,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$12,325,700 and Improvement Value reduced to \$16,174,300.

Hillsboro Hobbs Property, LLC
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 131 02 0 050.00
4205 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$16,721,000, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$11,748,100 and Improvement Value reduced to \$4,972,900.

Magnolia Burton Hills, LP
Richard Hunt and Caren Nichol with Evans & Petree, appearing
Parcel ID 131 06 0A 022.00
10 Burton Hills Blvd, Nashville TN 37215

Motion to No Change the Total Value of \$22,603,800, by Charley Hankla, second by Roger Farmer, unanimously approved. Land Value of \$4,286,300 and Improvement Value of \$18,317,500.

V.

Adjournment of the Meeting

Motion to adjourn by Roger Farmer, second by Charley Hankla, unanimously approved.

Meeting adjourned 10:26 AM.

ATTEST:

APPROVED:
