



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday February 3, 2022

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 included: Ms. Lori Caste, Ms. Jacqueline Kelly, Ms. Glenda Chambers, and Ms. Melba Jackson. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

****NOTE**** As neither the Chair nor Vice Chair were present in today's appeals, the MBOE elected Jacqueline Kelly as the Temporary Chair for this session. Motion by Glenda Chambers, second by Lori Caste, unanimously approved.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

(2 Parcels heard together)

McMillin Apartments, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 092 08 0 286.00
321 McMillin St, Nashville TN 37203

Motion to Change the Total Value to \$1,531,600, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$765,000 and Improvement Value reduced to \$766,600.

McMillin Apartments, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 092 08 0 288.00
319 McMillin St, Nashville TN 37203

Motion to No Change the Total Value of \$394,400, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$382,500 and Improvement Value reduced of \$11,900.

Parthenon Apartments, LLC, and Parthenon LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 092 14 0 052.00
2925 Parthenon Ave, Nashville TN 37203

Motion to Change the Total Value to \$4,200,000, by Lori Caste, second by Glenda Chambers, unanimously approved. Land Value of \$1,400,000 and Improvement Value reduced to \$2,800,000.

Louise Development LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 092 15 0 101.00
215 Louise Ave, Nashville TN 37203

Motion to Change the Total Value to \$1,960,000, by Lori Caste, second by Glenda Chambers, unanimously approved. Land Value of \$1,260,000 and Improvement Value reduced to \$700,000.

GL Elliston 23 Apartments, LLC Et Al
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 092 15 0 210.00
2300 Elliston Pl, Nashville TN 37203

Motion to Change the Total Value to \$89,000,000, by Lori Caste, second by Glenda Chambers, unanimously approved. Land Value of \$11,585,000 and Improvement Value reduced to \$77,415,000.

William Terry Cantrell
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 092 16 0 128.00
1908 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$1,850,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$1,485,000 and Improvement Value reduced to \$365,000.

William Terry Cantrell
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 092 16 0 193.00
1909 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$3,100,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land Value of \$2,254,500 and Improvement Value reduced to \$845,500.

(2 Parcels heard together)

208 Acklen Park, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 02 0 074.00
212 Acklen Park Dr, Nashville TN 37203

Motion to Change the Total Value to \$2,520,000, by Lori Caste, second by Glenda Chambers, unanimously approved. Land Value of \$630,000 and Improvement Value reduced to \$1,890,000.

208 Acklen Park, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 02 0 075.00
216 Acklen Park Dr, Nashville TN 37203

Motion to No Change the Total Land Value of \$980,000, by Lori Caste, second by Glenda Chambers, unanimously approved. Land Value of \$980,000.

30th Core, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 02 0 275.00
210 30th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$12,870,500, by Glenda Chambers, second by Lori Caste, unanimously approved. Land Value of \$1,820,000 and Improvement Value of \$11,050,500.

Centrum-Argyle Limited Partnership
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 105 10 0 093.00
755 E Argyle Ave, Nashville TN 37203

Motion to Continue this parcel to a date to be determined, by Glenda Chambers, second by Melba Jackson, unanimously approved.

V. Adjournment of the Morning Meeting

Motion to adjourn by Glenda Chambers, second by Melba Jackson, unanimously approved.

Meeting adjourned 11:15 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call for Afternoon Meeting

Members present included: Mr. Roger Farmer, Mr. Bob Notestine, and Mr. Trey Lewis. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

VIII. Appeals:

1:00 PM

Park Ridge Apartments, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 02 0 212.00
110 Acklen Park Dr, Nashville TN 37203

Motion to Change the Total Value to \$2,500,000, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$1,260,000 and Improvement Value reduced to \$1,240,000.

(4 Parcels heard together)

Westboro, L.P.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 02 0 224.00
3101 West End Ave, Nashville TN 37203

Motion to No Change the Total Value of \$7,267,200, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$5,575,000 and Improvement Value of \$1,692,200.

Westboro, L.P.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 06 0 235.00
3105 West End Ave, Nashville TN 37203

Motion to No Change the Total Value of \$3,744,400, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$3,485,000 and Improvement Value of \$259,400.

Westboro, L.P.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 06 0 236.00
109 31st Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$2,036,000, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$2,003,800 and Improvement Value of \$32,200.

Westboro, L.P.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 06 0 237.00
106 32nd Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$2,540,800, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$1,829,600 and Improvement Value of \$711,200.

Poston West, L.L.C.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 02 0 271.00
2902 Poston Ave, Nashville TN 37203

Motion to No Change the Total Value of \$1,155,800, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$420,000 and Improvement Value of \$735,800.

Fairwood 2015 Family Trust, Et Al
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 06 0 006.00
3322 Fairmont Dr, Nashville TN 37203

Motion to Continue this parcel to a date to be determined, by Roger Farmer, second by Trey Lewis, unanimously approved.

West End Manor 2015 Family Trust, ETAL
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 06 0 021.00
3416 Park Dr, Nashville TN 37203

Motion to No Change the Total Value of \$2,934,500, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$1,960,000 and Improvement Value of \$974,500.

Park West Company
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 06 0 022.00
3414 Park Dr, Nashville TN 37203

Motion to No Change the Total Value of \$2,605,700, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$1,260,000 and Improvement Value of \$1,345,700.

Damon W Byrd, Trustee
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 11 0 101.00
2129 Acklen Ave, Nashville TN 37212

Motion to No Change the Total Value of \$2,784,300, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$980,000 and Improvement Value of \$1,804,300.

2122 Fairfax Avenue, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 11 0 112.00
2122 Fairfax Ave, Nashville TN 37212

Motion to Change the Total Value to \$3,100,000, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$1,750,000 and Improvement Value reduced to \$1,350,000.

(2 Parcels heard together)

Chateau, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 11 0 195.00
2000 24th Ave S, Nashville TN 37212

Motion to Change the Total Value to \$5,502,800, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$1,470,000 and Improvement Value of \$4,032,800.

Chateau, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 11 0 197.00
1910 24th Ave S, Nashville TN 37212

Motion to Change the Total Value to \$3,097,200, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$1,680,000 and Improvement Value of \$1,417,200.

John G Gianikas & Timothy Gianikas
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 11 0 201.00
1908 Convent Pl, Nashville TN 37212

Motion to No Change the Total Value of \$3,548,700, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$1,400,000 and Improvement Value of \$2,148,700.

Jane F Olson
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 11 0 203.00
2002 Convent Pl, Nashville TN 37212

Motion to Change the Total Value to \$1,950,000, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$770,000 and Improvement Value reduced to \$1,180,000.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Trey Lewis, second by Roger Farmer, unanimously approved.

Afternoon Meeting adjourned 2:55 PM.

ATTEST:

APPROVED:
