



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday February 7, 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. Roger Farmer, and Mr. Carnell Scruggs. 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 Carnell Scruggs, unanimously approved.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

Pete Shack
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 091 14 0 257.00
233 Oceola Ave, Nashville TN 37209

Motion to No Change the Total Value of \$1,143,800, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$571,500 and Improvement Value of \$572,300.

Governor's Corner, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 092 08 0 294.00
310 McMillin St, Nashville TN 37203

Motion to Change the Total Value to \$385,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$375,000 and Improvement Value reduced to \$10,000.

West End Sandwich, L.P.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 092 15 0 154.00
2320 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$2,640,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,000,000 and Improvement Value reduced to \$640,000.

G. John Gianikas & Timothy Gianikas
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 103 02 0 027.00
309 White Bridge Pike, Nashville TN 37209

Motion to Change the Total Value to \$609,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$522,700 and Improvement Value reduced to \$86,300.

Okie Dokie Investments
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 02 0 323.00
114 30th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$1,169,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,104,400 and Improvement Value reduced to \$64,600.

Fridrich Properties
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 02 0 333.00
2900 Poston Ave, Nashville TN 37203

Motion to Change the Total Value to \$3,200,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,123,500 and Improvement Value reduced to \$1,076,500.

Blackstone West, L.P.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 06 0 014.00
3309 Fairmont Dr, Nashville TN 37203

Motion to Change the Total Value to \$2,705,000, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,504,800 and Improvement Value reduced to \$200,200.

(2 Parcels heard together)

R. Thomas Patten
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 12 0 048.00
1901 21st Ave S, Nashville TN 37212

Motion to Change the Total Value to \$1,320,000, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$757,400 and Improvement Value reduced to \$562,600.

R. Thomas Patten
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 12 0 049.00
1903 21st Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$988,500, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$742,500 and Improvement Value of \$246,000.

Bill Akin & Nancy G. Hodes, Trustees
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 104 12 0 090.00
2002 21st Ave S, Nashville TN 37212

Motion to Change the Total Value to \$1,700,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,260,000 and Improvement Value reduced to \$440,000.

2404 Crestmoor, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 117 10 0 113.00
2404 Crestmoor Rd, Nashville TN 37215

Motion to Change the Total Value to \$2,946,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,143,200 and Improvement Value reduced to \$802,800.

FWB Bedford, LLC
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 117 14 0 021.00
3810 Bedford Ave, Nashville TN 37215

Motion to Change the Total Value to \$22,867,000, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$5,227,200 and Improvement Value reduced to \$17,639,800.

Estate of Emmanuel Schatten ET AL
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 117 14 0 168.00
2021 Richard Jones Rd, Nashville TN 37215

Motion to Continue this Parcel to allow the Office of the Property Assessor to conduct a Field Review, by Roger Farmer, second by Carnell Scruggs, unanimously approved. .

HNP Properties
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 118 02 0 283.00
2528 8th Ave S, Nashville TN 37204

Motion to Change the Total Value to \$790,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value increased to \$700,000 and Improvement Value reduced to \$90,000.

(2 Parcels heard together)

Bellevue Properties, L.P.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 142 00 0 268.00
7045 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Value of \$11,115,200, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$4,495,400 and Improvement Value of \$6,619,800.

Bellevue Properties, L.P.
Jay Catignani, with Property Tax Consultants appearing
Parcel ID 142 00 0 271.00
7041 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Value of \$2,780,900, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,426,600 and Improvement Value of \$1,354,300.

V. Adjournment of the Meeting

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

Meeting adjourned 10:45 AM.

ATTEST:

APPROVED:
