



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Friday February 18, 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: Mr. Roger Farmer, Mr. Bob Notestine, and Mr. Carnell Scruggs. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

Chayton Enterprises, Inc.
Shawn Lynch, with Altus Group appearing
Parcel ID 026 06 0B 023.00
401 Windsor Green Ct, Goodlettsville TN 37072

Motion to No Change the Total Value of \$3,594,800, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$501,800 and Improvement Value of \$3,093,000.

MDHA
Shawn Lynch, with Altus Group appearing
Parcel ID 051 12 0 126.00
94 Berkley Dr, Madison TN 37115

Motion to No Change the Total Value of \$10,594,800, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,720,000 and Improvement Value of \$8,874,800.

MDHA
Shawn Lynch, with Altus Group appearing
Parcel ID 051 12 0 127.00
1310 Coreland Dr, Madison TN 37115

Motion to No Change the Total Value of \$11,685,800, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,720,000 and Improvement Value of \$9,965,800.

Cumberland Pointe Apartments II, LP
Shawn Lynch, with Altus Group appearing
Parcel ID 070 09 0 139.00
2400 Buena Vista Pike, Nashville TN 37218

Motion to No Change the Total Value of \$18,773,200, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,400,000 and Improvement Value of \$17,373,200.

WRE Hermitage, LLC
Shawn Lynch, with Altus Group appearing
Parcel ID 075 04 0 104.00
4716 Trenton Dr, Hermitage TN 37076

Motion to Change the Total Value to \$2,910,000, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$418,200 and Improvement Value reduced to \$2,491,800.

Gateway TBR Hammer Mill, LLC
Shawn Lynch, with Altus Group appearing
Parcel ID 082 05 0 171.00
1390 Adams St, Nashville TN 37208

Motion to No Change the Total Value of \$63,372,200, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$9,030,000 and Improvement Value of \$54,342,200.

Jackson Grove Apartments Owner, LLC
Shawn Lynch, with Altus Group appearing
Parcel ID 086 00 0 010.00
3417 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$22,781,400, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$3,000,000 and Improvement Value of \$19,781,400.

Jackson Grove Apartments Owner, LLC
Shawn Lynch, with Altus Group appearing
Parcel ID 086 00 0 202.00
0 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$643,800, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$570,000 and Improvement Value of \$73,800.

Sheffield Heights Apartments Owner, LLC
Shawn Lynch, with Altus Group appearing
Parcel ID 095 00 0 055.00
2509 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total Value of \$26,507,100, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$3,030,000 and Improvement Value of \$23,477,100.

Lincoya Bay Apartments Owner, LLC
Shawn Lynch, with Altus Group appearing
Parcel ID 109 00 0 200.00
3000 Lincoya Bay Dr, Nashville TN 37214

Motion to No Change the Total Value of \$25,994,600, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,700,000 and Improvement Value of \$23,294,600.

Hickory Creek Apartments Owner, LLC
Shawn Lynch, with Altus Group appearing
Parcel ID 120 01 0 133.00
1150 Vultee Blvd, Nashville TN 37217

Motion to No Change the Total Value of \$21,351,700, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,200,000 and Improvement Value of \$19,151,700.

Radnor II, L.P.
Shawn Lynch, with Altus Group appearing
Parcel ID 133 02 0 031.00
301 Sunrise Ave, Nashville TN 37211

Motion to No Change the Total Value of \$284,300, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$246,400 and Improvement Value of \$37,900.

Radnor II, L.P.
Shawn Lynch, with Altus Group appearing
Parcel ID 133 02 0 035.00
309 Sunrise Ave, Nashville TN 37211

Motion to No Change the Total Land Value of \$56,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$56,000.

Radnor II, L.P.
Shawn Lynch, with Altus Group appearing
Parcel ID 133 02 0 036.00
311 Sunrise Ave, Nashville TN 37211

Motion to No Change the Total Land Value of \$56,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$56,000.

Radnor II, L.P.
Shawn Lynch, with Altus Group appearing
Parcel ID 133 02 0 037.00
315 Sunrise Ave, Nashville TN 37211

Motion to No Change the Total Land Value of \$56,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$56,000.

Radnor II, L.P.
Shawn Lynch, with Altus Group appearing
Parcel ID 133 02 0 038.00
317 Sunrise Ave, Nashville TN 37211

Motion to No Change the Total Land Value of \$300, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$300.

Radnor II, L.P.
Shawn Lynch, with Altus Group appearing
Parcel ID 133 02 0 380.00
312 Thuss Ave, Nashville TN 37211

Motion to No Change the Total Value of \$11,561,800, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,216,000 and Improvement Value of \$9,345,800.

Radnor II, L.P.
Shawn Lynch, with Altus Group appearing
Parcel ID 133 02 0 381.00
313 Sunrise Ave, Nashville TN 37211

Motion to No Change the Total Land Value of \$56,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$56,000.

Mallards Landing Apartments Owner, LLC
Shawn Lynch, with Altus Group appearing
Parcel ID 148 00 0 155.00
3969 Apache Trail, Antioch TN 37013

Motion to No Change the Total Value of \$28,641,800, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,332,000 and Improvement Value of \$26,309,800.

Mallards Landing Apartments Owner, LLC
Shawn Lynch, with Altus Group appearing
Parcel ID 148 00 0 160.00
0 Apache Trail, Antioch TN 37013

Motion to No Change the Total Land Value of \$2,500, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,500.

Hickory Forest II, L.P.
Shawn Lynch, with Altus Group appearing
Parcel ID 161 00 0 136.00
500 Ocala Dr, Nashville TN 37211

Motion to No Change the Total Value of \$4,343,900, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$720,000 and Improvement Value of \$3,623,900.

Stonebrook Apartments Nashville Owner, LLC
Shawn Lynch, with Altus Group appearing
Parcel ID 161 00 0 169.00
121 Hickory Trace, Nashville TN 37211

Motion to No Change the Total Value of \$41,635,200, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$4,800,000 and Improvement Value of \$36,835,200.

Dandridge 2018, L.P.
Shawn Lynch, with Altus Group appearing
Parcel ID 161 00 0 193.00
431 Ocala Dr, Nashville TN 37211

Motion to No Change the Total Value of \$17,423,500, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,310,000 and Improvement Value of \$15,113,500.

Hickory Hollow II, L.P.
Shawn Lynch, with Altus Group appearing
Parcel ID 163 00 0 251.00
100 Curtis Hollow Rd, Antioch TN 37013

Motion to No Change the Total Value of \$13,458,900, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,232,000 and Improvement Value of \$12,226,900.

V. Adjournment of the Meeting

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

Meeting adjourned 9:00 AM.

ATTEST:

APPROVED:
