



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday March 10, 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: Mr. Derrick Starks, Mr. Roger Farmer, and Ms. Glenda Chambers. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Minutes from the MBOE Meetings of: February 22, 2022, February 23, 2022, February 24, 2022, February 25, 2022, February 28, 2022, March 1, 2022, March 2, 2022, March 3, 2022, March 7, 2022, and March 8, 2022, Motion by Glenda Chambers, second by Roger Farmer, unanimously approved.

IV. Appeals:

8:30 AM

NAR Narayan LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 022 00 0 015.00
7201 Whites Creek Pike, Joelton TN 37080

Motion to Change the Total Value to \$1,800,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$358,700 and Improvement Value reduced to \$1,441,300.

Northgate Investors, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 034 15 0 046.00
1216 Northgate Business Pkwy 101-102, Madison TN 37115

Motion to No Change the Total Value of \$2,920,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$484,400 and Improvement Value of \$2,435,600.

Mukeshkumar K. Patel & Sangitaben Patel
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 061 15 0 319.00
3710 Gallatin Pike, Nashville TN 37216

Motion to Change the Total Value to \$1,475,000, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$838,500 and Improvement Value reduced to \$636,500.

Opryland Attractions, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 073 00 0 039.00
577 Opry Mills Dr, Nashville TN 37214

Motion to Change the Total Value to \$9,116,200, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$3,663,000 and Improvement Value reduced to \$5,453,200.

GSD River South LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 073 00 0 040.00
0 Gaylord Dr, Nashville TN 37214

Motion to Change the Total Value to \$323,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value reduced to \$298,400 and Improvement Value of \$24,600.

JAI Shri Krishna, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 075 10 0 001.01
4201 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$1,020,000, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$407,700 and Improvement Value reduced to \$612,300.

Grand Ole Opry, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 093 06 3 071.00
116 Rep John Lewis Way N, Nashville TN 37219

Motion to No Change the Total Value of \$33,301,700, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$23,234,400 and Improvement Value of \$10,067,300.

(2 Parcels Heard Together)

Lebanon Pike Partners, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 094 00 0 074.00
1407 Lebanon Pike, Nashville TN 37210

Motion to Change the Total Value to \$1,639,400, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$692,000 and Improvement Value reduced to \$947,400.

Lebanon Pike Partners, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 094 00 0 075.00
1405 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total Value of \$237,600, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$181,200 and Improvement Value of \$56,400.

RAM Lakhan, Inc.
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 097 00 0 121.00
5835 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total Value to \$1,020,000, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$261,400 and Improvement Value reduced to \$758,600.

JJA Properties TN, LLC
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 107 00 0 064.00
2300 Knights of Columbus Blvd, Nashville TN 37217

At the request of the appellant, this appeal is hereby withdrawn.

Ashok Patel
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing
Parcel ID 183 00 0 085.00
900 Firestone Pkwy, LaVergne TN 37086

Motion to Change the Total Value to \$1,925,100, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$496,600 and Improvement Value reduced to \$1,428,500.

V. Adjournment of the Morning Meeting

Motion to adjourn by Glenda Chambers, second by Roger Farmer, unanimously approved.

Meeting adjourned 11:20 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call

Members present included: Ms. Deb Dawson, Ms. Jacqueline Kelly, and Ms. Sharon Emerson. 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 afternoon appeals, the MBOE elected Jacqueline Kelly, as Temporary Chair for this meeting, Motion by Deb Dawson, second by Sharon Emerson, unanimously approved.

VIII. Appeals:

1:00 PM

VANCO Propco LLC
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 025 00 0 137.00
811 Dickerson Pike, Goodlettsville TN 37072

At the request of the appellant, this appeal is hereby withdrawn.

Grover C Carlock, Jr.
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 026 12 0 014.00
2431 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$3,900,000, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$2,726,600 and Improvement Value reduced to \$1,173,400.

Farhad Davachi & Mehrnoosh Davachi
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 051 08 0 219.00
1206 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$946,750, by Sharon Emerson, second by Deb Dawson, unanimously approved. Land Value of \$888,600 and Improvement Value reduced to \$58,150.

Cumberland Long Term Facility, Inc.
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 069 00 0 113.00
4343 Ashland City Hwy, Nashville TN 37218

Motion to No Change the Total Value of \$4,687,300, by Sharon Emerson, second by Deb Dawson, unanimously approved. Land Value of \$840,000 and Improvement Value of \$3,847,300.

Patricia E Wall
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 072 03 0 100.00
3616 Gallatin Pike, Nashville TN 37216

Motion to Change the Total Value to \$373,300, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$295,600 and Improvement Value reduced to \$77,700.

Frankie Lee Shacklett
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 105 16 0 205.00
2185 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$1,008,400, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$869,100 and Improvement Value reduced to \$139,300.

Purity Dairies, Incorporated
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 106 01 0 167.00
360 Murfreesboro Pike, Nashville TN 37210

Motion to Change the Total Value to \$12,400,000, by Sharon Emerson, second by Deb Dawson, unanimously approved. Land Value increased to \$12,084,416 and Improvement Value reduced to \$315,584.

Woody & Joyce Welch Family, LLC
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 106 05 0 118.00
414 Woodycrest Ave, Nashville TN 37210

Motion to No Change the Total Value of \$3,170,300, by Deb Dawson, second by Sharon Emerson, unanimously approved. Land Value of \$878,200 and Improvement Value of \$2,292,100.

Century Farms, LLC
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 174 00 0 182.00
3141 Old Franklin Rd, Antioch TN 37013

Motion to No Change the Total Land Value of \$1,387,000, by Sharon Emerson, second by Deb Dawson, unanimously approved. Land Value of \$1,387,000.

Century Farms, LLC
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 174 00 0 243.00
2141 Century Farms Pkwy, Antioch TN 37013

Motion to Change the Total Land Value to \$4,848,400, by Sharon Emerson, second by Deb Dawson, unanimously approved. Land Value reduced to \$4,848,400.

(3 Parcels Heard Together)

Nishith Jobalia & Nayan Patel
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 183 00 0 046.00
0 Hobson Dr, Antioch TN 37013

Motion to Continue these 3 parcels to a date to be determined to allow both parties to gather information , by Sharon Emerson, second by Deb Dawson, unanimously approved.

Nishith Jobalia & Nayan Patel
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 183 00 0 098.00
0 Hobson Dr, Antioch TN 37013

Motion to Continue these 3 parcels to a date to be determined to allow both parties to gather information , by Sharon Emerson, second by Deb Dawson, unanimously approved.

Nishith Jobalia & Nayan Patel
Richard Hunt, with Evans & Petree, PC, appearing
Parcel ID 183 00 0 099.00
0 Hobson Dr, Antioch TN 37013

Motion to Continue these 3 parcels to a date to be determined to allow both parties to gather information , by Sharon Emerson, second by Deb Dawson, unanimously approved.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Deb Dawson, second by Sharon Emerson, unanimously approved.

Meeting adjourned 2:50 PM.

ATTEST:

APPROVED:
