



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Monday March 28, 2022

1:00 PM

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 2nd Avenue South, Suite 210

I. Call To Order

II. Roll Call

Members present included: Mr. Bob Notestine, Mr. Trey Lewis, and Mr. Charley Hankla. Also present were Kristina Ratcliff, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

Park Venture Investment Company, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 060 04 0 090.00  
3116 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$540,000, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$156,800 and Improvement Value reduced to \$383,200.

P & M Investment Company, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 060 04 0 102.00  
3221 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$736,000, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$453,000 and Improvement Value reduced to \$283,000.

Grand Ole Opry, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 073 00 0 037.00  
2804 Opryland Dr, Nashville TN 37214

Motion to No Change the Total Value of \$20,204,000, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$8,275,900 and Improvement Value of \$11,928,100.

Ridgefield Properties  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 091 15 0 264.00  
4700 Charlotte Ave, Nashville TN 37209

Motion to Change the Total Value to \$2,550,000, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$2,081,300 and Improvement Value reduced to \$468,700.

Sumanbhai U Patel  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 105 04 0 349.00  
353 Murfreesboro Pike, Nashville TN 37210

Motion to No Change the Total Value of \$548,400, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$299,700 and Improvement Value of \$248,700.

Oak Trust  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 105 10 0 297.00  
2100 8<sup>th</sup> Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$1,501,400, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$1,463,600 and Improvement Value of \$37,800.

P & M Investment Company 1, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 106 01 0 150.00  
860 Elm Hill Pike, Nashville TN 37210

Motion to Change the Total Value to \$765,800, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$542,300 and Improvement Value reduced to \$223,500.

P & M Investment Company, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 147 00 0 045.00  
20 Harding Mall Dr, Nashville TN 37211

Motion to Change the Total Value to \$863,100, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$487,000 and Improvement Value reduced to \$376,100.

Hickory Hollow Partners, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 163 00 0 437.00  
5315 Hickory Hollow Pkwy, Antioch TN 37013

Motion to Change the Total Value to \$1,680,000, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$640,300 and Improvement Value reduced to \$1,039,700.

Highway 109 Partners  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 026 01 0 137.00  
233 Long Hollow Pike, Goodlettsville TN 37072

Motion to Change the Total Value to \$892,750, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$583,400 and Improvement Value reduced to \$309,350.

Pearl Venture Be LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 062 00 0 166.00  
200 Rudy Cir, Nashville TN 37214

Motion to No Change the Total Value of \$2,656,900, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$1,332,900 and Improvement Value of \$1,324,000.

Mannat Hotels, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 075 00 0 155.00  
4140 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$475,000, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value increased to \$450,000 and Improvement Value reduced to \$25,000.

The Farmington Trust  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 081 11 0 414.00  
1200 Buchanan St, Nashville TN 37208

Motion to No Change the Total Value of \$463,800, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$405,200 and Improvement Value of \$58,600.

Savelle Hermitage, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 086 00 0 332.00  
5582 Old Hickory Blvd, Hermitage TN 37076

Motion to No Change the Total Value of \$1,693,200, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$570,200 and Improvement Value of \$1,123,000.

(2 Parcels Heard Together)

J Haskell Tidman, Jr., ET AL  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 092 15 0 205.00  
211 24<sup>th</sup> Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$935,900, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$921,300 and Improvement Value of \$14,600.

J Haskell Tidman, Jr., ET AL  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 092 15 0 206.00  
215 24<sup>th</sup> Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$935,900, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$921,300 and Improvement Value of \$14,600.

Division St Boys, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 092 16 0 255.00  
1913 Division St, Nashville TN 37203

Motion to No Change the Total Value of \$2,355,400, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$1,687,500 and Improvement Value of \$667,900.

CBR Thompson Lane, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 118 12 0 065.00  
614 Thompson Ln, Nashville TN 37211

Motion to No Change the Total Value of \$1,072,500, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$670,800 and Improvement Value of \$401,700.

Hillsboro Circle and Drive Retail Partners  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 131 02 0 022.00  
2122 Hillsboro Dr, Nashville TN 37215

Motion to Change the Total Value to \$6,970,600, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$5,227,200 and Improvement Value reduced to \$1,743,400.

V. Adjournment of the Meeting

Motion to adjourn by Charley Hankla, second by Trey Lewis, unanimously approved.

Meeting adjourned 2:35 PM.

**ATTEST:**

**APPROVED:**

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