



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday July 12, 2023

8:30 A.M. & 1:00 PM

Property Assessor's Office, Howard Office Building, 2nd Floor,
700 President Ronald Reagan Way, Suite 210

I. Call To Order

II. Roll Call

Members present included: Mr. Charley Hankla, Mr. Bob Notestine, and Ms. Melba Jackson. Also present were Kristina Ratcliff, Herman Ruben, Gabe Martin, and Pam Williams Ishie with the Office of the Property Assessor and Lexie Ward with Metro Legal.

III. Review and Approval of Minutes

IV. Public Comment Period

V. Appeals:

8:30 AM

The first three (3) parcels heard were continued from 7/10/2023 @1PM

HDS Distilling Co Nashville, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 10 0 374.00
610 Rep John Lewis Way S, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

HDS Distilling Co Nashville, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 14 0 465.00
612 Rep John Lewis Way S, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

HDS Distilling Co Nashville, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 14 0 588.00
614 Rep John Lewis Way S, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

OP Music Square East Property, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 13 0 149.00
60 Music Sq E, Nashville TN 37203

Motion to change the Total value to \$7,700,868, by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$5,449,200 and Improvement value reduced to \$2,251,668. (This value is applying the Sale Ratio of 0.7143)

(8 parcels heard together)

Broadcast Music, Inc.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 13 0 169.00
10 Music Sq E, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Melba Jackson, second by Charley Hankla, unanimously approved.

Broadcast Music, Inc.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 13 0 171.00
4 Music Sq E, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Melba Jackson, second by Charley Hankla, unanimously approved.

Broadcast Music, Inc.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 13 0 239.00
0 Music Cir N, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Melba Jackson, second by Charley Hankla, unanimously approved.

Broadcast Music, Inc.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 13 0 240.00
2 Music Cir N, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Melba Jackson, second by Charley Hankla, unanimously approved.

Broadcast Music, Inc.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 13 0 241.00
4 Music Cir N, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Melba Jackson, second by Charley Hankla, unanimously approved.

Broadcast Music, Inc.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 13 0 242.00
6 Music Cir N, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Melba Jackson, second by Charley Hankla, unanimously approved.

Broadcast Music, Inc.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 13 0 243.00
8 Music Cir N, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Melba Jackson, second by Charley Hankla, unanimously approved.

Broadcast Music, Inc.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 13 0 244.00
10 Music Cir N, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Melba Jackson, second by Charley Hankla, unanimously approved.

Cavalier Building, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 103 14 0 028.00
95 White Bridge Pike, Nashville TN 37205

Motion to change the Total value to \$11,007,363, by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$4,987,600 and Improvement value reduced to \$6,019,763. (This value is applying the Sale Ratio of 0.7143)

3200 Park Drive, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 104 02 0 216.00
3200 Park Dr, Nashville TN 37203

Motion to change the Total value to \$15,082,445, by Charley Hankla, second by Melba Jackson, unanimously approved. Land value reduced to \$14,982,445 and Improvement value reduced to \$100,000. (This value is applying the Sale Ratio of 0.7143)

American Center, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 104 02 0 408.00
3100 Park Dr, Nashville TN 37203

Motion to change the Total value to \$57,351,861, by Melba Jackson, second by Charley Hankla, unanimously approved. Land value of \$34,527,400 and Improvement value reduced to \$22,824,461. (This value is applying the Sale Ratio of 0.7143)

17th & Grand, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 104 04 0 128.00
1005 17th Ave S, Nashville TN 37212

Motion to change the Total value to \$38,079,333, by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$7,644,800 and Improvement value reduced to \$30,434,533. (This value is applying the Sale Ratio of 0.7143)

(2 parcels heard together)

Magnolia Hillsboro LP
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 104 15 0 405.00
2505 21st Ave S, Nashville TN 37212

Motion to change the Total value to \$5,976,691, by Melba Jackson, second by Charles Hankla, unanimously approved. Land value of \$2,434,600 and Improvement value reduced to \$3,542,091. (This value is applying the Sale Ratio of 0.7143)

Magnolia Hillsboro LP
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 104 15 0 407.00
2525 21st Ave S, Nashville TN 37212

Motion to change the Total value to \$1,702,034, by Melba Jackson, second by Charles Hankla, unanimously approved. Land value of \$1,468,400 and Improvement value reduced to \$233,634. (This value is applying the Sale Ratio of 0.7143)

Nashville Phase II Property Holder 2, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 105 03 0Y 001.00
1125 4th Ave S, Nashville TN 37210

Motion to continue this parcel until 08/07/2023 @1PM, by Melba Jackson, second by Charley Hankla, unanimously approved.

Nashville Phase II Property Holder 2, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 105 03 0Y 002.00
1131 4th Ave S, Nashville TN 37210

Motion to continue this parcel until 08/07/2023 @1PM, by Melba Jackson, second by Charley Hankla, unanimously approved.

O.I.C. Nashville Warehouse Company
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 105 03 0Y 900.00
0 4th Ave S, Nashville TN 37210

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

807 Bradford, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 105 14 0 207.00
807 Bradford Ave, Nashville TN 37204

Motion to change the Total value to \$1,121,451, by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$764,500 and Improvement value reduced to \$356,951. (This value is applying the Sale Ratio of 0.7143)

Offices at Bradford, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 105 14 0 208.00
805 A Bradford Ave, Nashville TN 37204

Motion to change the Total value to \$595,012, by Melba Jackson, second by Charles Hankla, unanimously approved. Land value of \$499,800 and Improvement value reduced to \$95,212. (This value is applying the Sale Ratio of 0.7143)

BPI Century Plaza Partners ET AL
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 117 15 0 047.00
2000 Richards Jones Rd, Nashville TN 37215

Motion to change the Total value to \$11,041,650 by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$10,287,100 and Improvement value reduced to \$754,550. (This value is applying the Sale Ratio of 0.7143)

Green Hills Office Partners, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 117 15 0 153.00
2002 Richards Jones Rd, Nashville TN 37215

Motion to change the Total value to \$22,688,311 by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$12,325,700 and Improvement value reduced to \$10,362,611. (This value is applying the Sale Ratio of 0.7143)

Hillsboro Hobbs Property, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 131 02 0 050.00
4205 Hillsboro Pike, Nashville TN 37215

Motion to change the Total value to \$12,343,104 by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$11,748,100 and Improvement value reduced to \$595,004. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment-Morning Session

Motion to adjourn by Melba Jackson, second by Charley Hankla, unanimously approved.

Morning Meeting adjourned 10:27 AM.

VII. Call To Order-Afternoon Session

VIII. Roll Call

Members present included: Ms. Deb Dawson, Ms. Glenda Chambers, and Mr. Trey Lewis. Also present were Herman Ruben and Gabe Martin with the Office of the Property Assessor and Lexie Ward with Metro Legal.

Due to the Chair nor Vice Chair being present at this meeting, the MBOE nominated Ms. Glenda Chambers, Temporary Chair for this meeting, by Deb Dawson, second by Trey Lewis, unanimously approved.

IX. Public Comment Period

X. Appeals:

1:00 PM

Cummins Station, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 09 0 320.00
209 10th Ave S, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Gateway to Nashville, L.L.C.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 09 0 327.00
111 10th Ave S, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Eagle 2, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 09 0 331.00
1011 Demonbreun St, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Ten D LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 10 0 014.01
901 Demonbreun St, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Ten D LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 10 0 017.00
210 10th Ave S, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Ten D LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 10 0 018.00
212 10th Ave S, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Eagle 1, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 10 0 036.00
818 Palmer Pl, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Eagle 1, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 10 0 045.00
813 Lea Ave, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Eagle 3, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 10 0 046.00
821 Palmer Pl, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

Eagle 4, LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 093 10 0 492.00
0 Palmer Pl, Nashville TN 37203

Motion to continue this parcel until 7/13/2023 @8:30 AM, by Deb Dawson, second by Trey Lewis, unanimously approved.

HP3, G.P.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 118 11 0 111.00
2822 Erica Pl, Nashville TN 37204

Motion to change the Total value to \$785,730 by Trey Lewis, second by Deb Dawson, unanimously approved. Land value of \$392,000 and Improvement value reduced to \$393,730. (This value is applying the Sale Ratio of 0.7143)

(2 parcels heard together)

Nashville Metropolitan LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 120 00 0 148.00
0 McGavock Pike, Nashville TN 37217

Motion to No change the Total Land value of \$129,000 by Deb Dawson, second by Trey Lewis, unanimously approved. Land value of \$129,000.

Nashville Metropolitan LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 120 00 0 155.00
3301 McGavock Pike, Nashville TN 37217

Motion to change the Total value to \$10,336,636 by Trey Lewis, second by Deb Dawson, unanimously approved. Land value of \$1,865,600 and Improvement value reduced to \$8,471,036. (This value is applying the Sale Ratio of 0.7143)

DA Investments Subsidiary LLC
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 120 10 0 089.00
1321 Murfreesboro Pike, Nashville TN 37217

Motion to change the Total value to \$13,571,700 by Trey Lewis, second by Deb Dawson, unanimously approved. Land value of \$1,650,700 and Improvement value reduced to \$11,921,000. (This value is applying the Sale Ratio of 0.7143)

Gateway Poplar, Inc.
Caren Nichols and Richard Hunt with Evans and Petree, P.C.
Parcel ID 160 00 0 209.00
750 Old Hickory Blvd, Brentwood TN 37027

Motion to change the Total value to \$70,179,975 by Deb Dawson, second by Trey Lewis, unanimously approved. Land value of \$13,264,000 and Improvement value reduced to \$56,915,975. (This value is applying the Sale Ratio of 0.7143)

XI. Adjournment-Afternoon Session

Motion to adjourn by Deb Dawson, second by Trey Lewis, unanimously approved.

Meeting adjourned 1:40 PM.

ATTEST:

APPROVED:
