



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday July 18, 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: Ms. Sharon Emerson, Mr. Derrick Starks, and Mr. Carnell Scruggs. Also present were Herman Ruben, Gabe Martin, and Pam Williams Ishie with the Office of the Property Assessor.

III. Review and Approval of Minutes

IV. Public Comment Period

V. Appeals:

8:30 AM

Urban Housing Solutions, Inc.
Pat Musgrave with Property Tax Help appearing
Parcel ID 081 02 3A 002.00
2611 Clarksville Pike, Nashville TN 37208

At the request of the appellant, this appeal is hereby withdrawn.

Urban Housing Solutions, Inc.
Pat Musgrave with Property Tax Help appearing
Parcel ID 082 03 0 431.00
900 Lischey Ave, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

(3 Parcels heard together)

Meridian Land Owner, LLC
Pat Musgrave with Property Tax Help, appearing
Parcel ID 082 07 0 208.00
651 Joseph Ave, Nashville TN 37207

Motion to Change the Total Land value to \$3,116,454, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land value reduced to \$3,116,454.
(This value is applying the Sales Ratio of 0.7143).

Meridian Land Owner, LLC
Pat Musgrave with Property Tax Help, appearing
Parcel ID 082 11 0 009.00
660 Joseph Ave, Nashville TN 37207

Motion to Change the Total Land value to \$15,547,832, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land value reduced to \$15,547,832.
(This value is applying the Sales Ratio of 0.7143).

Meridian Land Owner, LLC
Pat Musgrave with Property Tax Help, appearing
Parcel ID 082 11 0 040.00
301 N 2nd St, Nashville TN 37207

Motion to Change the Total Land value to \$6,336,215, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land value reduced to \$6,336,215.
(This value is applying the Sales Ratio of 0.7143).

Hill Revolver, LLC
Pat Musgrave with Property Tax Help, appearing
Parcel ID 083 05 0 211.00
615 Gallatin Ave, Nashville TN 37206

Motion to Change the Total value to \$9,200,184, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land value of \$6,501,400 and Improvement Value reduced to \$2,698,784.
(This value is applying the Sales Ratio of 0.7143).

Martin Corner, GP
Pat Musgrave with Property Tax Help, appearing
Parcel ID 083 13 0 094.00
1012 Fatherland St, Nashville TN 37206

Motion to Change the Total value to \$3,226,993, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land value reduced to \$3,225,993 and Improvement Value reduced to \$1,000.
(This value is applying the Sales Ratio of 0.7143).

Hill Revolver, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 091 14 0 101.00
5524 Charlotte Pike, Nashville TN 37209

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

Ajeya K Upadhyaya & Vijay K Upadhyaya
Pat Musgrave with Property Tax Help, appearing
Parcel ID 093 02 4 009.00
201 2nd Ave N, Nashville TN 37201

Motion to No Change the Total value of \$5,515,500, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land value of \$1,102,500 and Improvement Value of \$4,413,000.

Hill Revolver, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 096 01 0 052.00
2731 Lebanon Pike, Nashville TN 37214

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

Hill Center at Belle Meade, LLC
Pat Musgrave with Property Tax Help, appearing
Parcel ID 103 15 0 014.00
4320 Harding Pike, Nashville TN 37205

Motion to No Change the Total value of \$38,106,300, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land value of \$18,831,900 and Improvement Value of \$19,274,400.

Urban Housing Solutions, Inc.
Pat Musgrave with Property Tax Help appearing
Parcel ID 105 03 0 247.00
1200 3rd Ave S, Nashville TN 37210

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

Harding Pike Properties, L.P.
Pat Musgrave with Property Tax Help, appearing
Parcel ID 130 01 0 199.00
5311 Harding Pike, Nashville TN 37205

Motion to Change the Total value to \$1,214,310, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land value of \$784,100 and Improvement Value reduced to \$430,210. (This value is applying the Sales Ratio of 0.7143).

R/S Properties, LLC
Pat Musgrave with Property Tax Help, appearing
Parcel ID 160 00 0 064.00
783 Old Hickory Blvd, Brentwood TN 37027

Motion to Change the Total value to \$10,000,200, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land value of \$6,128,900 and Improvement Value reduced to \$3,871,300. (This value is applying the Sales Ratio of 0.7143).

Brentwood Suites Group
Pat Musgrave with Property Tax Help appearing
Parcel ID 171 00 0 024.00
622 Church St E, Brentwood TN 37027

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

****NOTE**** The MBOE went ahead and heard the afternoon parcels scheduled for 7/18/2023 @1PM during the morning session. A total of 15 parcels were scheduled, however, 13 parcels were withdrawn, leaving only 2 parcels for the afternoon.

VI. Appeals:

1:00 PM

Hill Revolver, LLC
Pat Musgrave with Property Tax Help, appearing
Parcel ID 072 03 0 097.00
3600 Gallatin Pike, Nashville TN 37216

Motion to Change the Total value to \$2,461,621, by Sharon Emerson, second by Carnell Scruggs, unanimously approved. Land value of \$1,818,600 and Improvement Value reduced to \$643,021. (This value is applying the Sales Ratio of 0.7143).

H. G. Hill Realty Co.
Pat Musgrave with Property Tax Help, appearing
Parcel ID 082 13 0 257.00
416 Jefferson St, Nashville TN 37208

Motion to Change the Total value to \$11,428,800, by Carnell Scruggs, second by Sharon Emerson, unanimously approved. Land value reduced to \$11,427,300 and Improvement Value of \$1,500. (This value is applying the Sales Ratio of 0.7143).

Martin Corner, GP
Pat Musgrave with Property Tax Help appearing
Parcel ID 083 13 0 072.00
301 S 10th St, Nashville TN 37206

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

Martin Corner
Pat Musgrave with Property Tax Help appearing
Parcel ID 083 13 0 095.00
1100 Fatherland St, Nashville TN 37206

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

Fatherland District GP
Pat Musgrave with Property Tax Help appearing
Parcel ID 083 13 0 129.00
307 S 11th St, Nashville TN 37206

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

Hill Center Sylvan Heights, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 091 16 00 001.00
4001 Charlotte Ave, Nashville TN 37209

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

Hill Center Sylvan Heights, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 091 16 00 002.00
4015 Charlotte Ave, Nashville TN 37209

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

Hill Revolver, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 118 16 0 077.00
2995 Sidco Dr, Nashville TN 37204

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

Hill Revolver, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 132 04 0 002.00
4040 Armory Oaks Dr, Nashville TN 37204

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

Hill Revolver, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 133 00 0 015.00
3905 Nolensville Pike, Nashville TN 37211

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

Hill Revolver, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 147 07 0 245.00
4209 Nolensville Pike, Nashville TN 37211

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

Hill Revolver, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 147 07 0 246.00
4928 Edmondson Pike, Nashville TN 37211

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

Hill Revolver, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 147 16 0 024.00
4901 Nolensville Pike, Nashville TN 37211

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

Hill Revolver, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 147 16 0 203.00
4851 Nolensville Pike, Nashville TN 37211

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

Hill Revolver, LLC
Pat Musgrave with Property Tax Help appearing
Parcel ID 161 00 0 191.00
5431 Nolensville Pike, Nashville TN 37211

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

VII. Adjournment

Motion to adjourn by Sharon Emerson, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 10:57 AM.

ATTEST:

APPROVED:
