



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday July 27, 2023

8:30 A.M.

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, Ms. Melba Jackson, and Mr. Trey Lewis. Also present were Herman Ruben, Gabe Martin, and Pam Williams Ishie with the Office of the Property Assessor.

III. Review and Approval of Minutes: Motion by Charley Hankla, second by Trey Lewis, unanimously approved, to approve the MBOE Minutes from July 25, 2023.

IV. Public Comment Period

V. Appeals:

8:30 AM

JLP-Madison, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 026 00 0 124.00
2130 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$9,272,400, by Charley Hankla, second by Melba Jackson, unanimously approved. Land Value of \$3,319,300 and Improvement Value of \$5,953,100.

Jackson Village, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 064 15 0 008.00
0 Shute Lane, Hermitage TN 37076

Motion to No Change the Total Land Value of \$175,100, by Trey Lewis, second by Melba Jackson, unanimously approved. Land Value of \$175,100.

Jackson Village, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 064 15 0 009.00
4400 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$12,613,000, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$2,697,200 and Improvement Value of \$9,915,800.

Patricia E Musich, Trustee
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 075 00 0 169.00
5008 Old Hickory Blvd, Hermitage TN 37076

Motion to No Change the Total Value of \$1,834,900, by Charley Hankla, second by Melba Jackson, unanimously approved. Land Value of \$323,200 and Improvement Value of \$1,511,700.

AVR Nashville Hotel, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 093 05 2 012.00
706 Church St, Nashville TN 37203

Motion to No Change the Total Value of \$34,563,600, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$6,630,400 and Improvement Value of \$27,933,200.

Cumberland Apartments, LLC & Cumberland Penthouses, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 093 06 1C 002.00
555 Church St, Nashville TN 37219

Motion to No Change the Total Value of \$70,000,000, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$8,960,000 and Improvement Value of \$61,040,000.

Cumberland Apartments, LLC & Cumberland Penthouses, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 093 06 1C 100.00
555 Church St #100, Nashville TN 37219

Motion to No Change the Total Value of \$363,100, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$224,000 and Improvement Value of \$139,100.

Cumberland Apartments, LLC & Cumberland Penthouses, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 093 06 1C 101.00
555 Church St #101, Nashville TN 37219

Motion to No Change the Total Value of \$600,500, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$406,700 and Improvement Value of \$193,800.

Cumberland Apartments, LLC & Cumberland Penthouses, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 093 06 1C 102.00
555 Church St #102, Nashville TN 37219

Motion to No Change the Total Value of \$919,100, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$567,000 and Improvement Value of \$352,100.

Smith & West, Inc.
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 093 10 0 064.00
701 Lea Ave, Nashville TN 37203

Motion to No Change the Total Value of \$4,776,000, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$4,725,000 and Improvement Value of \$51,000.

ESH/TN Properties, L.L.C.
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 095 00 0 035.00
2525 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total Value of \$2,589,700, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$1,666,200 and Improvement Value of \$923,500.

BRE/TN Properties, L.L.C.
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 095 00 0 124.00
727 McGavock Pike, Nashville TN 37214

Motion to No Change the Total Value of \$4,929,600, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$1,766,100 and Improvement Value of \$3,163,500.

Palm Investment Group, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 097 00 0 130.00
3674 Bell Rd, Nashville TN 37214

Motion to No Change the Total Value of \$8,816,100, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$2,364,800 and Improvement Value of \$6,451,300.

Meredith Corporation
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 103 06 0 258.00
5706 Knob Rd, Nashville TN 37209

Motion to No Change the Total Value of \$16,883,800, by Charley Hankla, second by Melba Jackson, unanimously approved. Land Value of \$9,202,800 and Improvement Value of \$7,681,000.

ESH/TN Properties, L.L.C.
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 104 06 0 168.00
3311 West End Ave, Nashville TN 37203

Motion to No Change the Total Value of \$14,820,000, by Trey Lewis, second by Charley Hankla, unanimously approved. Land Value of \$14,636,200 and Improvement Value of \$183,800.

Brick House, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 104 06 0 171.00
3301 West End Ave, Nashville TN 37203

Motion to No Change the Total Value of \$2,964,900, by Charley Hankla, second by Trey Lewis, unanimously approved. Land Value of \$2,613,600 and Improvement Value of \$351,300.

MSA Investors, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 105 15 0 006.00
492 Craighead St, Nashville TN 37204

Motion to No Change the Total Value of \$6,435,000, by Melba Jackson, second by Charley Hankla, unanimously approved. Land Value of \$667,000 and Improvement Value of \$5,768,000.

Century Blvd PROPCO, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 107 00 0 129.00
10 Century Blvd, Nashville TN 37214

Motion to No Change the Total Value of \$58,896,300, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$2,356,600 and Improvement Value of \$56,539,700.

Lexington Antioch, LLC
Lee Wharton with Invoke Tax Group appeared.
Parcel ID 174 00 0 200.00
6050 Dana Way, Antioch TN 37013

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

VI. Adjournment

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

Meeting adjourned 8:58 AM.

ATTEST:

APPROVED:
