



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday August 1, 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. Roger Farmer, Mr. Derrick Starks, and Ms. Sharon Emerson. Also present were Herman Ruben, and Gabe Martin with the Office of the Property Assessor.

III. Review and Approval of Minutes

IV. Public Comment Period

V. Appeals:

8:30 AM

J & R Real Estate Holdings, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 026 05 0 132.00
520 Rivergate Pkwy, Goodlettsville TN 37072

At the request of the appellant, this appeal is hereby withdrawn.

TCB-McHenry
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 034 06 0 001.00
1748 Gallatin Pike, Madison TN 37115

Motion to change the Total value to \$21,714,420, by Sharon Emerson, second by Roger Farmer, unanimously approved. Land Value of \$6,119,300 and Improvement Value reduced to \$15,595,420. (This value is applying the Sales Ratio of 0.7143).

Southwestern/Great American, Inc.
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 095 07 0 158.00
2461 Atrium Way, Nashville TN 37214

Motion to No change the Total Land value of \$306,700, by Roger Farmer, second by Sharon Emerson, unanimously approved. Land Value of \$306,700.

Ragland Corporation
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 103 10 0 134.00
103 White Bridge Pike, Nashville TN 37209

At the request of the appellant, this appeal is hereby withdrawn.

3760 Nolensville Pike, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 133 00 0 023.00
3760 Nolensville Pike, Nashville TN 37211

At the request of the appellant, this appeal is hereby withdrawn.

3760 Nolensville Pike, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 133 00 0 113.00
0 Nolensville Pike, Nashville TN 37211

At the request of the appellant, this appeal is hereby withdrawn.

Branstetter Legacy Partners, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 140 00 0 210.00
0 Newsom Station Rd, Nashville TN 37221

Motion to change the Total Land value to \$11,572, by Roger Farmer, second by Sharon Emerson, unanimously approved. Land Value reduced to \$11,572. (This value is applying the Sales Ratio of 0.7143).

Vastland Northcrest Development, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 140 00 0 212.00
0 Newsom Station Rd, Nashville TN 37221

Motion to change the classification from Commercial to a Split Class, Commercial and Residential and to change the Total Land value to \$2,285,760, by Roger Farmer, second by Sharon Emerson, unanimously approved. Land Value reduced to \$2,285,760. (This value is applying the Sales Ratio of 0.7143).

8058 Holdings, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 155 12 0 288.00
8058 Highway 100, Nashville TN 37221

Motion to change the Total value to \$11,107,365, by Sharon Emerson, second by Roger Farmer, unanimously approved. Land Value of \$4,027,000 and Improvement Value reduced to \$7,080,365. (This value is applying the Sales Ratio of 0.7143).

Massey & Ward Prop & Maryland Commons, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 159 00 0 204.00 001
0 Old Hickory Blvd, Brentwood TN 37027

Motion to No change the Total value of \$1,323,000, by Roger Farmer, second by Sharon Emerson, unanimously approved. Land Value of \$1,276,500 and Improvement Value of \$46,500.

Massey & Ward Prop & Maryland Commons, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 159 00 0 204.00 002
0 Old Hickory Blvd, Brentwood TN 37027

Motion to No change the Total value of \$542,000, by Roger Farmer, second by Sharon Emerson, unanimously approved. Land Value of \$523,400 and Improvement Value of \$18,600.

Highwoods Realty Limited Partners
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 160 00 0 044.00
690 Old Hickory Blvd, Brentwood TN 37027

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

DCCHP, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 161 00 0 140.00
5731 Nolensville Pike, Nashville TN 37211

Motion to No change the Total value of \$5,875,000, by Sharon Emerson, second by Roger Farmer, unanimously approved. Land Value of \$2,144,800 and Improvement Value of \$3,730,200.

BSM Nippers, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 161 00 0 260.00
15580 Old Hickory Blvd, Nashville TN 37211

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

BSM Nippers, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 161 00 0 262.00
15590 Old Hickory Blvd, Nashville TN 37211

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

BSM Nippers, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 161 00 0 264.00
15544 Old Hickory Blvd, Nashville TN 37211

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

BSM Nippers, LLC
Debbie Smith with Criterion Property Tax Consultants, appeared.
Parcel ID 161 00 0 265.00
15532 Old Hickory Blvd, Nashville TN 37211

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

VI. Adjournment-Morning Session

Motion to adjourn by Sharon Emerson, second by Roger Farmer, unanimously approved.

Morning Meeting adjourned 10:40 AM.

VII. Call To Order-Afternoon Session

VIII. Roll Call

Members present included: Ms. Deb Dawson, Mr. Bob Notestine, and Ms. Glenda Chambers. Also present were Herman Ruben, and Gabe Martin with the Office of the Property Assessor.

IX. Public Comment Period

X. Appeals:

1:00 PM

Qalterjaw Investments, LLC
Derrick Hammond with The Aegis Group, LLC, appeared.
Parcel ID 106 00 0 001.03
888 Elm Hill Pike, Nashville TN 37210

Motion to No change the Total value of \$7,530,000, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$1,677,900 and Improvement Value of \$5,852,100.

Terrence J Clyne, Living Trust
Derrick Hammond with The Aegis Group, LLC, appeared.
Parcel ID 106 05 0 122.00
1101 Polk Ave, Nashville TN 37210

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

Fortress Properties, GP
Derrick Hammond with The Aegis Group, LLC, appeared.
Parcel ID 106 06 0 094.00
701 Murfreesboro Pike, Nashville TN 37210

Motion to No change the Total value of \$3,165,000, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$955,300 and Improvement Value of \$2,209,700.

Charles G Pruitt
Derrick Hammond with The Aegis Group, LLC, appeared.
Parcel ID 119 09 0 025.00
2712 Landers Ave, Nashville TN 37211

Motion to No change the Total Land value of \$252,600, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$252,600.

Charles G Pruitt
Derrick Hammond with The Aegis Group, LLC, appeared.
Parcel ID 119 09 0 028.00
2710 Landers Ave, Nashville TN 37211

Motion to No change the Total value of \$3,172,600, by Glenda Chambers, second by Deb Dawson, unanimously approved. Land Value of \$831,100 and Improvement Value of \$2,341,500.

Jim Crossman Realty, LLC & David E Rawlings
Derrick Hammond with The Aegis Group, LLC, appeared.
Parcel ID 134 00 0 124.00
1256 Antioch Pike, Nashville TN 37211

Motion to continue this parcel until Thursday August 3, 2023, at 8:30 AM, by Glenda Chambers, second by Deb Dawson, unanimously approved.

Jim Crossman Realty, LLC & David E Rawlings
Derrick Hammond with The Aegis Group, LLC, appeared.
Parcel ID 134 00 0 217.00
5000 Harding Pl, Nashville TN 37211

Motion to continue this parcel until Thursday August 3, 2023, by Glenda Chambers, second by Deb Dawson, unanimously approved.

XI. Adjournment-Afternoon Session

Motion to adjourn by Deb Dawson, second by Glenda Chambers, unanimously approved.

Meeting adjourned 2:02 PM.

ATTEST:

APPROVED:
