



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Tuesday August 8, 2023

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

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

I. Call To Order

II. Roll Call

Members present included: Ms. Lori Caste, Mr. Derrick Starks, Ms. Deb Dawson, and Mr. Carnell Scruggs. Also present were Herman Ruben, Gabe Martin, and Pam Williams Ishie with the Office of the Property Assessor. Richard Hunt and Caren Nichols with Evans and Petree, P.C. were also present.

III. Review and Approval of Minutes

IV. Public Comment Period

V. Appeals:

8:30 AM

40<sup>th</sup> Avenue Partners, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 091 12 0 249.00  
617 40<sup>th</sup> Ave N, Nashville TN 37209

Motion to continue this parcel to go with another parcel currently scheduled for 08/23/2023 at 8:30 AM, by Deb Dawson, second by Lori Caste, unanimously approved.

Cherner Properties Artemis SPE, LLC ET AL  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 092 15 0 080.00  
2200 State St, Nashville TN 37203

Motion to change the Total value to \$24,183,341, by Carnell Scruggs, second by Deb Dawson, unanimously approved. Land value of \$5,110,000 and Improvement value reduced to \$19,073,341. (This value is applying the Sale Ratio of 0.7143)

East Nashville Flats, LTD  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 093 03 0 081.00  
400 Fatherland St, Nashville TN 37206

Motion to change the Total value to \$5,841,545, by Deb Dawson, second by Lori Caste, unanimously approved. Land value of \$1,680,000 and Improvement value reduced to \$4,161,545. (This value is applying the Sale Ratio of 0.7143)

Roberts Park, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 093 04 0 102.00  
730 Lenore St, Nashville TN 37206

Motion to change the Total value to \$6,071,550, by Carnell Scruggs, second by Deb Dawson, unanimously approved. Land value of \$2,450,000 and Improvement value reduced to \$3,621,550. (This value is applying the Sale Ratio of 0.7143)

Sixth South Partners, LP  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 093 10 0 228.00  
530 6<sup>th</sup> Ave S, Nashville TN 37203

Motion to change the Total value to \$85,716,000, by Deb Dawson, second by Lori Caste, unanimously approved. Land value of \$9,199,800 and Improvement value reduced to \$76,516,200. (This value is applying the Sale Ratio of 0.7143)

LC Sobro I, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 093 11 0 146.00  
700 3<sup>rd</sup> Ave S, Nashville TN 37210

Motion to change the Total value to \$33,906,750, by Deb Dawson, second by Carnell Scruggs, unanimously approved. Land value of \$6,621,100 and Improvement value reduced to \$27,285,650. (This value is applying the Sale Ratio of 0.7143)

GAVI RMH, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 093 11 0 252.00  
201 Middleton St, Nashville TN 37210

Motion to change the Total value to \$19,143,240, by Carnell Scruggs, second by Deb Dawson, unanimously approved. Land value of \$2,856,000 and Improvement value reduced to \$16,287,240. (This value is applying the Sale Ratio of 0.7143)

LC Sobro I, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 093 15 0 056.00  
723 President Ronald Reagan Way, Nashville TN 37210

Motion to change the Total value to \$15,737,100, by Deb Dawson, second by Carnell Scruggs, unanimously approved. Land value of \$3,554,600 and Improvement value reduced to \$12,182,500. (This value is applying the Sale Ratio of 0.7143)

Stewart's Ferry, LTD.  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 096 00 0 007.00  
100 Stewarts Ferry Pkwy, Nashville TN 37214

Motion to change the Total value to \$64,858,440, by Carnell Scruggs, second by Deb Dawson, unanimously approved. Land value of \$9,210,000 and Improvement value reduced to \$55,648,440. (This value is applying the Sale Ratio of 0.7143)

Hallmark at Bellevue Apartments, L.P.  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 102 00 0 042.00  
5731 River Rd, Nashville TN 37209

Motion to change the Total value to \$6,857,280, by Deb Dawson, second by Lori Caste, unanimously approved. Land value of \$1,170,000 and Improvement value reduced to \$5,687,280. (This value is applying the Sale Ratio of 0.7143)

White Bridge Multifamily Partners, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 103 10 0 132.00  
97 White Bridge Pike, Nashville TN 37205

Motion to change the Total value to \$11,521,659, by Lori Caste, second by Deb Dawson, unanimously approved. Land value of \$3,675,000 and Improvement value reduced to \$7,846,659. (This value is applying the Sale Ratio of 0.7143)

Fairfax Flats Partners  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 104 06 0 085.00  
206 Fairfax Ave, Nashville TN 37212

Motion to change the Total value to \$3,285,780, by Deb Dawson, second by Lori Caste, unanimously approved. Land value of \$871,200 and Improvement value reduced to \$2,414,580. (This value is applying the Sale Ratio of 0.7143)

Parke West Venture Partners, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 104 06 0Y 001.00  
110 Murphy Ct, Nashville TN 37203

Motion to change the Total value to \$52,858,200, by Deb Dawson, second by Lori Caste, unanimously approved. Land value of \$5,362,800 and Improvement value reduced to \$47,495,400. (This value is applying the Sale Ratio of 0.7143)

Parke West Venture Partners, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 104 06 0Y 002.00  
3421 Murphy Rd, Nashville TN 37203

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

VI. Adjournment-Morning Session

Motion to adjourn by Deb Dawson, second by Carnell Scruggs, unanimously approved.

Morning Meeting adjourned 10:22 AM.

VII. Call To Order-Afternoon Session

VIII. Roll Call

Members present included: Ms. Glenda Chambers, Mr. Bob Notestine, and Mr. Trey Lewis. Also present were Herman Ruben, and Gabe Martin, with the Office of the Property Assessor. Richard Hunt and Caren Nichols with Evans and Petree, were also present.

IX. Public Comment Period

X. Appeals:

1:00 PM

Gladstone Owner, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 104 09 0C 001.00  
3803 West End Ave #1, Nashville TN 37205

Motion to change the Total value to \$2,428,600, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land value of \$420,000 and Improvement value reduced to \$2,088,620. (This value is applying the Sale Ratio of 0.7143).

Parachute 1009 LP  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 105 02 0 445.00  
1009 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to continue this parcel until 08/09/2023 at 1PM, by Glenda Chambers, second by Trey Lewis, unanimously approved.

SNAP Housing Corp  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 105 07 0 039.00  
429 Humphreys St, Nashville TN 37203

Motion to continue this parcel until 08/09/2023 at 1PM, by Glenda Chambers, second by Trey Lewis, unanimously approved.

ARB Properties, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 133 00 0 084.00  
365 Paragon Mills Rd, Nashville TN 37211

Motion to change the Total value to \$4,285,800, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land value of \$1,100,000 and Improvement value reduced to \$3,185,800. (This value is applying the Sale Ratio of 0.7143).

Harding Place Multifamily Partners, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 133 16 0 210.00  
380 Harding Pl, Nashville TN 37211

Motion to change the Total value to \$11,785,950, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land value of \$1,760,000 and Improvement value reduced to \$10,025,950. (This value is applying the Sale Ratio of 0.7143).

CR Nashville Partners LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 142 00 0 154.00  
7439 Highway 70 S, Nashville TN 37221

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

CR Nashville Partners LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 142 00 0 253.00  
7441 Highway 70 S #433, Nashville TN 37221

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

CR Nashville Partners LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 142 00 0 254.00  
7441 Highway 70 S #400, Nashville TN 37221

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

Horizon Apartments, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 148 00 0 150.00  
4601 Packard Dr, Nashville TN 37211

Motion to change the Total value to \$17,014,626, by Glenda Chambers, second by Trey Lewis, unanimously approved. Land value of \$2,442,000 and Improvement value reduced to \$14,572,626. (This value is applying the Sale Ratio of 0.7143).

Noah's Landing Apartments, GP  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 149 00 0 086.00  
2570 Murfreesboro Pike, Nashville TN 37217

Motion to change the Total value to \$6,785,850, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land value of \$840,000 and Improvement value reduced to \$5,945,850. (This value is applying the Sale Ratio of 0.7143).

New Plan (164) Country Place APMTS, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 161 00 0 130.00  
5242 Edmondson Pike, Nashville TN 37211

Motion to change the Total value to \$28,572,000, by Trey Lewis, second by Glenda Chambers, unanimously approved. Land value of \$4,680,000 and Improvement value reduced to \$23,892,000. (This value is applying the Sale Ratio of 0.7143).

Amalie Property, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 161 00 0 134.00  
5646 Amalie Dr, Nashville TN 37211

Motion to change the Total value to \$12,143,100, by Glenda Chambers, second by Trey Lewis, unanimously approved. Land value of \$1,820,000 and Improvement value reduced to \$10,323,100. (This value is applying the Sale Ratio of 0.7143).

Cherner Brentwood Lofts, LLC ET AL  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 162 00 0 302.00  
1616 Bell Rd, Nashville TN 37211

Motion to change the Total value to \$10,714,500, by Glenda Chambers, second by Trey Lewis, unanimously approved. Land value of \$1,188,000 and Improvement value reduced to \$9,526,500. (This value is applying the Sale Ratio of 0.7143).

Central Union Realty Group, LLC ET AL  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 163 00 0 135.00  
2900 Baby Ruth Ln, Antioch TN 37013

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

ALTA Old Franklin Owners, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 174 00 0 096.00  
3144 Old Franklin Rd, Antioch TN 37013

Motion to continue this parcel until 08/09/2023 at 1PM, by Glenda Chambers, second by Trey Lewis, unanimously approved.

Vintage Century Farms Owner, LLC  
Drew Raines with Evans and Petree, P.C., appeared.  
Parcel ID 174 00 0 250.00  
4055 Cane Ridge Pkwy, Antioch TN 37013

Motion to change the Total value to \$34,643,550, by Glenda Chambers, second by Trey Lewis, unanimously approved. Land value of \$2,818,800 and Improvement value reduced to \$31,824,750. (This value is applying the Sale Ratio of 0.7143).

XI. Adjournment-Afternoon Session

Motion to adjourn by Trey Lewis, second by Glenda Chambers, unanimously approved.

Meeting adjourned 2:28 PM.

**ATTEST:**

**APPROVED:**

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