



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday August 14, 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. Derrick Starks, and Dr. Truitt Ellis. Also present were Herman Ruben, and Pam Williams Ishie with the Office of the Property Assessor. Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC were also present.

III. Review and Approval of Minutes: Approval of Minutes from the August 2, 2023, August 3, 2023, August 7, 2023, and August 8, 2023, MBOE meeting, Motion by Charley Hankla, second by Truitt Ellis, unanimously approved.

****NOTE**** Prior to the meeting being called to order, Dr. Truitt Ellis was sworn in as a MBOE Alternate by the Honorable Robin Kimbrough Hayes, Judge, General Sessions Court.

IV. Public Comment Period

V. Appeals:

8:30 AM

Dollar General Corporation
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 026 00 0 129.00
100 Mission RDG, Goodlettsville TN 37072

Motion to change the Total value to \$44,215,170, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$2,304,000 and Improvement Value reduced to \$41,911,170. (This value is applying the Sales Ratio of 0.7143).

Carden Rentals, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 034 02 0 099.00
2003 Gallatin Pike, Madison TN 37115

Motion to change the Total value to \$1,763,607, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$766,600 and Improvement Value reduced to \$997,007. (This value is applying the Sales Ratio of 0.7143).

NP 18th & Chet, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 092 16 0 358.00
818 18th Ave S, Nashville TN 37203

Motion to change the Total value to \$49,725,995, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$6,730,100 and Improvement Value reduced to \$42,995,895. (This value is applying the Sales Ratio of 0.7143).

404 James Robertson Prop, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 02 0 009.00
404 James Robertson Pkwy, Nashville TN 37219

Motion to No change the Total value of \$33,381,300, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$3,826,200 and Improvement Value of \$29,555,100.

300 James Robertson Prop, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 02 0 009.01
300 James Robertson Pkwy, Nashville TN 37201

Motion to No change the Total value of \$5,280,000, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$2,571,800 and Improvement Value of \$2,708,200.

WSL-Philips Plaza, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 02 3 188.00
414 Union St, Nashville TN 37219

Motion to change the Total value to \$90,073,230, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$12,823,300 and Improvement Value reduced to \$77,249,930. (This value is applying the Sales Ratio of 0.7143).

501 Union Level Office, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 02 3 199.00
501 Union St, Nashville TN 37219

Motion to change the Total value to \$13,621,701, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$3,811,500 and Improvement Value reduced to \$9,810,201. (This value is applying the Sales Ratio of 0.7143).

Fourth & Church Nashville LP
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 06 1 056.00
201 4th Ave N, Nashville TN 37219

Motion to No change the Total value of \$50,000,000, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$11,080,700 and Improvement Value of \$38,919,300.

STP Partners, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 06 1 134.00
401 Commerce St, Nashville TN 37219

Motion to change the Total value to \$86,501,730, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$18,387,300 and Improvement Value reduced to \$68,114,430. (This value is applying the Sales Ratio of 0.7143).

CR Broadway, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 06 2 100.00
111 Broadway, Nashville TN 37201

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

SREIT 222 Second Avenue, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 06 4C 002.00
222 2nd Ave S, Nashville TN 37201

Motion to No change the Total value of \$151,062,804, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$18,806,000 and Improvement Value of \$132,256,804.

1201 Partners, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 09 0 270.00
1201 Demonbreun St, Nashville TN 37203

Motion to No change the Total value of \$97,441,300, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$19,602,000 and Improvement Value of \$77,839,300.

RMH-EP, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 11 0 258.00
45 Peabody St, Nashville TN 37210

Motion to change the Total value to \$82,144,500, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$21,640,500 and Improvement Value reduced to \$60,504,000. (This value is applying the Sales Ratio of 0.7143).

Roundabout Plaza, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 13 0 004.00
1600 Division St, Nashville TN 37203

Motion to No change the Total value of \$55,613,500, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$13,005,700 and Improvement Value of \$42,607,800.

HC D Hill Office LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 13 0 007.00
118 16th Ave S, Nashville TN 37203

Motion to change the Total value to \$9,776,624, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$7,452,900 and Improvement Value reduced to \$2,323,724. (This value is applying the Sales Ratio of 0.7143).

HC D Hill Office LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 13 0 010.00
1530 Demonbreun St, Nashville TN 37203

Motion to change the Total value to \$3,028,632, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$2,913,300 and Improvement Value reduced to \$115,332. (This value is applying the Sales Ratio of 0.7143).

Nashville Office 2, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 093 13 0 143.00
35 Music SQ E, Nashville TN 37203

Motion to change the Total value to \$31,322,055, by Charley Hankla, second by Truitt Ellis, unanimously approved. Land Value of \$5,750,000 and Improvement Value reduced to \$25,572,055. (This value is applying the Sales Ratio of 0.7143).

Nashland LL, LP
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 095 00 0 108.00
555 Marriott Dr, Nashville TN 37214

Motion to No change the Total Land value of \$2,888,000, by Truitt Ellis, second by Charley Hankla, unanimously approved. Land Value of \$2,888,000.

Nashland TT, LP
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 095 00 0 108.00 001
0 Marriott Dr, Nashville TN 37214

Motion to No change the Total Improvement value of \$29,095,600, by Charley Hankla, second by Truitt Ellis, unanimously approved. Improvement Value reduced to \$20,782,987. (This value is applying the Sales Ratio of 0.7143-Total Ratio Value of \$20,782,987)

VI. Adjournment-Morning Session

Motion to adjourn by Charley Hankla, second by Truitt Ellis, unanimously approved.

Morning Meeting adjourned 11:00 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 Pam Williams Ishie with the Office of the Property Assessor. Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC were also present.

****NOTE**** Due to the Chair nor Vice Chair present for this MBOE meeting, Ms. Glenda Chambers elected Temporary Chair, Motion by Deb Dawson, second by Trey Lewis, unanimously approved.

IX. Public Comment Period

X. Appeals:

1:00 PM

Chayton Enterprises, Inc.
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 026 06 0B 023.00
401 Windsor Green Ct, Goodlettsville TN 37072

Motion to change the Total value to \$3,089,348, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$501,800 and Improvement Value reduced to \$2,587,548. (This value is applying the Sales Ratio of 0.7143).

SCUS OCP, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 095 00 0 031.00
26 Century Blvd, Nashville TN 37214

Motion to change the Total value to \$70,537,125, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$6,179,000 and Improvement Value reduced to \$64,358,125. (This value is applying the Sales Ratio of 0.7143).

CCP Property Owner Nashville I, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 095 16 0 018.00
2636 Elm Hill Pike, Nashville TN 37214

Motion to change the Total value to \$15,386,022, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$4,683,600 and Improvement Value reduced to \$10,702,422. (This value is applying the Sales Ratio of 0.7143).

CCP Property Owner Nashville I, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 095 16 0 039.00
2630 Elm Hill Pike, Nashville TN 37214

Motion to change the Total value to \$6,785,850, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$2,885,400 and Improvement Value reduced to \$3,900,450. (This value is applying the Sales Ratio of 0.7143).

1230 2nd Ave Nashville, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 105 03 0 289.00
1230 2nd Ave S, Nashville TN 37210

Motion to change the Total value to \$1,664,319, by Trey Lewis, second by Deb Dawson, unanimously approved. Land Value of \$451,200 and Improvement Value reduced to \$1,213,119. (This value is applying the Sales Ratio of 0.7143).

CCP Property Owner Nashville, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 107 00 0 000.00 002
404 BNA Dr, Nashville TN 37217

Motion to No change the Total value of \$43,500,000, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$4,642,100 and Improvement Value of \$38,857,900.

Nashland LL, LP
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 107 00 0 112.00
565 Marriott Dr, Nashville TN 37214

Motion to No change the Total Land value of \$4,029,300, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$4,029,300.

Nashland TT, LP
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 107 00 0 112.00 001
0 Marriott Dr, Nashville TN 37214

Motion to change the Total Improvement value of \$17,321,775, by Trey Lewis, second by Deb Dawson, unanimously approved. Improvement Value reduced to \$17,321,775. (This value is applying the Sales Ratio of 0.7143).

CCP Property Owner Nashville I, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 107 00 0 127.00
51 Century Blvd, Nashville TN 37214

Motion to change the Total value to \$6,725,134, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$1,589,900 and Improvement Value reduced to \$5,135,234. (This value is applying the Sales Ratio of 0.7143).

Rosemont Lakeview Operating LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 107 00 0 130.00
25 Century Blvd, Nashville TN 37214

Motion to change the Total value to \$12,857,400, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$2,983,900 and Improvement Value reduced to \$9,873,500. (This value is applying the Sales Ratio of 0.7143).

Rosemont Lakeview Operating LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 107 00 0 131.00
15 Century Blvd, Nashville TN 37214

Motion to change the Total value to \$12,000,240, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$2,639,700 and Improvement Value reduced to \$9,360,540. (This value is applying the Sales Ratio of 0.7143).

Rosemont Lakeview Operating LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 107 00 0 158.00
22 Century Blvd, Nashville TN 37214

Motion to change the Total value to \$18,214,650, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$3,071,000 and Improvement Value reduced to \$15,143,650. (This value is applying the Sales Ratio of 0.7143).

MAC Partners, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 108 00 0 216.00
801 Royal Pkwy, Nashville TN 37214

Motion to change the Total value to \$8,643,030, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$3,057,900 and Improvement Value reduced to \$5,585,130. (This value is applying the Sales Ratio of 0.7143).

MAC Partners, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 108 01 0 081.00
828 Royal Pkwy, Nashville TN 37214

Motion to change the Total value to \$5,857,260, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$2,524,700 and Improvement Value reduced to \$3,332,560. (This value is applying the Sales Ratio of 0.7143).

680 Melrose Ave, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 118 04 0 357.00
660 Melrose Ave, Nashville TN 37211

Motion to change the Total value to \$4,389,159, by Deb Dawson, second by Trey Lewis, unanimously approved. Land Value of \$1,407,000 and Improvement Value reduced to \$2,982,159. (This value is applying the Sales Ratio of 0.7143).

WRPV XIII NV Nashville LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 135 00 0 301.00
115 Nashboro Blvd, Nashville TN 37217

Motion to No change the Total value of \$554,900, by Deb Dawson, second by Trey Lewis,
unanimously approved. Land Value of \$152,400 and Improvement Value of \$402,500.

Drake Pacer Bakertown Acquisition, LLC
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 148 00 0 175.00
601 Bakertown Rd, Antioch TN 37013

Motion to change the Total value to \$12,857,400, by Deb Dawson, second by Trey Lewis,
unanimously approved. Land Value of \$4,181,800 and Improvement Value reduced to \$8,675,600.
(This value is applying the Sales Ratio of 0.7143).

Advent Properties
Caitlyn Smagh, Ryan Cundiff and Claire Jirasevijinda with Ryan, LLC, appeared.
Parcel ID 160 00 0 183.00
201 Summit View Dr, Brentwood TN 37027

Motion to change the Total value to \$11,785,950, by Trey Lewis, second by Deb Dawson,
unanimously approved. Land Value of \$4,643,500 and Improvement Value reduced to \$7,142,450.
(This value is applying the Sales Ratio of 0.7143).

XI. Adjournment-Afternoon Session

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

Meeting adjourned 1:52 PM.

ATTEST:

APPROVED:
