



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday April 19, 2022

8:30 AM

Property Assessor's Office, Howard Office Building, 2nd Floor,
700 2nd Avenue South, Suite 210

I. Call To Order

II. Roll Call

Members present included: Ms. Lori Caste, Mr. Derrick Starks, and Mr. Roger Farmer. Also present were Herman Ruben, and Pam Williams Ishie with the Office of the Property Assessor.

III. Review and Approval of Minutes: Minutes approved for the MBOE Meeting from Thursday April 14, 2022, Motion by Lori Caste, second by Roger Farmer, unanimously approved.

IV. Appeals:

8:30 AM

Roy F Clendenin & Carolyn Faye Clendenin
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 018 12 0 083.00
655 N Main St, Goodlettsville TN 37072

Motion to No Change the Total Value of \$601,400, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$96,800 and Improvement Value of \$504,600.

Charles W Hawkins III, Trustee
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 060 00 0 081.00
412 Brick Church Park Dr, Nashville TN 37207

Motion to Change the Total Value to \$7,700,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$733,000 and Improvement Value reduced to \$6,967,000.

William H Hawkins, Trustee
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 060 00 0 082.00
444 Brick Church Park Dr, Nashville TN 37207

Motion to No Change the Total Value of \$12,320,600, by Lori Caste, second by Roger Farmer,
unanimously approved. Land Value of \$799,300 and Improvement Value of \$11,521,300.

Charles W Hawkins III, Trustee
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 060 00 0 094.00
555 Brick Church Park Dr, Nashville TN 37207

Motion to Change the Total Value to \$3,200,000, by Lori Caste, second by Roger Farmer,
unanimously approved. Land Value of \$187,400 and Improvement Value reduced to \$3,012,600.

Charles W Hawkins III, Trustee
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 060 00 0 098.00
531 Brick Church Park Dr, Nashville TN 37207

Motion to Change the Total Value to \$2,900,000, by Lori Caste, second by Roger Farmer,
unanimously approved. Land Value of \$290,400 and Improvement Value reduced to \$2,609,600.

Charles W Hawkins III, Trustee
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 060 00 0 105.00
561 Brick Church Park Dr, Nashville TN 37207

Motion to Change the Total Value to \$905,580, by Lori Caste, second by Roger Farmer,
unanimously approved. Land Value of \$108,200 and Improvement Value reduced to \$797,380.

1608 County Hospital Road Partnership
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 080 04 0 008.00
1608 County Hospital Rd, Nashville TN 37218

Motion to No Change the Total Value of \$1,612,700, by Lori Caste, second by Roger Farmer,
unanimously approved. Land Value of \$171,600 and Improvement Value of \$1,441,100.

Mark Lambert
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 091 16 0 021.00
4505 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total Value of \$876,600, by Lori Caste, second by Roger Farmer,
unanimously approved. Land Value of \$759,400 and Improvement Value of \$117,200.

Whittemore Development, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 092 12 0 503.00
1823 Charlotte Ave, Nashville TN 37203

Motion to Change the Total Value to \$1,290,000, by Lori Caste, second by Roger Farmer,
unanimously approved. Land Value reduced to \$1,289,000 and Improvement Value reduced to \$1,000.

Nashville Urban Ventures, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0 302.00
1201 Laurel St, Nashville TN 37203

Motion to Change the Total Value to \$6,913,400, by Roger Farmer, second by Lori Caste,
unanimously approved. Land Value reduced to \$6,912,400 and Improvement Value reduced to \$1,000.

Nashville Urban Ventures, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 09 0B 001.00
0 11th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$4,357,000, by Lori Caste, second by Roger Farmer,
unanimously approved. Land Value reduced to \$4,356,000 and Improvement Value reduced to \$1,000.

Nashville Urban Ventures, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 050.00
1211 Laurel St, Nashville TN 37203

Motion to Change the Total Land Value to \$10,726,600, by Roger Farmer, second by Lori Caste,
unanimously approved. Land Value reduced to \$10,726,600.

Nashville Urban Ventures, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 13 0 124.00
609 Overton St, Nashville TN 37203

Motion to Change the Total Value to \$2,510,000, by Roger Farmer, second by Lori Caste,
unanimously approved. Land Value reduced to \$2,509,000 and Improvement Value reduced to \$1,000.

Nashville Urban Ventures, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 093 14 0 041.00
631 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$1,880,000, by Lori Caste, second by Roger Farmer,
unanimously approved. Land Value reduced to \$1,879,000 and Improvement Value reduced to \$1,000.

(3 Parcels Heard Together)

Karl E Peters
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 103 01 0 081.00
6011 Neighborly Ave, Nashville TN 37209

Motion to No Change the Total Value of \$308,600, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$288,800 and Improvement Value of \$19,800.

Karl E Peters
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 103 01 0 082.00
6007 Neighborly Ave, Nashville TN 37209

Motion to Change the Total Value to \$444,200, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$300,100 and Improvement Value reduced to \$144,100.

Karl E Peters
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 103 01 0 083.00
0 Neighborly Ave, Nashville TN 37209

Motion to No Change the Total Land Value of \$147,200, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$147,200.

Kenneth R Kraft, Trustees ET AL
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 104 05 0 060.00
3630 Murphy Rd, Nashville TN 37209

Motion to Change the Total Value to \$6,686,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$1,855,700 and Improvement Value reduced to \$4,830,300.

Leonard Amdur & Peters Property MGT
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 114 00 0 141.00
7346 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$585,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land Value of \$360,700 and Improvement Value reduced to \$224,300.

Scott Fowlkes
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 134 00 0 110.00
1182 Antioch Pike, Nashville TN 37211

Motion to Change the Total Value to \$1,170,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$284,200 and Improvement Value reduced to \$885,800.

Estimated Profit Properties, LLC
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 174 00 0 199.00
5901 Crossings Blvd, Antioch TN 37013

Motion to Change the Total Value to \$2,500,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$396,000 and Improvement Value reduced to \$2,104,000.

AUM SAI Hotel, Inc.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 050 16 0 029.00
3312 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$1,151,400, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$536,700 and Improvement Value of \$614,700.

Rollins Associates, L.P.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 106 03 0 019.00
1419 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total Value of \$9,268,200, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$872,600 and Improvement Value of \$8,395,600.

Rollins Associates, L.P.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 106 07 0 050.00
1448 Poplar Ln, Nashville TN 37210

Motion to No Change the Total Value of \$4,047,800, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$411,800 and Improvement Value of \$3,636,000.

Rollins Associates, L.P.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 106 07 0 051.00
1470 Poplar Ln, Nashville TN 37210

Motion to No Change the Total Value of \$1,038,700, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$92,900 and Improvement Value of \$945,800.

Rollins Associates, L.P.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 106 07 0 052.00
1431 Poplar Ln, Nashville TN 37210

Motion to No Change the Total Value of \$1,719,500, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$258,300 and Improvement Value of \$1,461,200.

Rollins Associates, L.P.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 106 07 0 055.00
1401 Poplar Ln, Nashville TN 37210

Motion to No Change the Total Value of \$3,253,200, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$414,000 and Improvement Value of \$2,839,200.

Rollins Associates, L.P.
Jay Catignani with Property Tax Consultants, appearing
Parcel ID 133 06 0 233.00
411 Allied Dr, Nashville TN 37211

Motion to No Change the Total Value of \$9,253,600, by Lori Caste, second by Roger Farmer, unanimously approved. Land Value of \$2,814,800 and Improvement Value of \$6,438,800.

V. Adjournment of the Meeting

Motion to adjourn by Roger Farmer, second by Lori Caste, unanimously approved.

Meeting adjourned 10:10 AM.

ATTEST:

APPROVED:
