



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday May 5, 2022

8:30 AM & 1:00 PM

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: Mr. Roger Farmer, Mr. Bob Notestine, and Ms. Glenda Chambers. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

(2 Parcels Heard Together 10700010600 & 10700010800)

Starlight, Limited

Jay Catignani, with Property Tax Consultants, appearing

Parcel ID 107 00 0 106.00

880 Glastonbury Rd, Nashville TN 37217

Motion to Change the Total Value to \$1,673,900, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$176,000 and Improvement Value reduced to \$1,497,900.

Starline Apartments, LLC

Jay Catignani, with Property Tax Consultants, appearing

Parcel ID 107 00 0 107.00

900 Glastonbury Rd, Nashville TN 37217

Motion to Change the Total Value to \$17,630,000, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$1,936,000 and Improvement Value reduced to \$15,694,000.

Starlight, Limited
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 107 00 0 108.00
1201 Massman Dr, Nashville TN 37217

Motion to Change the Total Value to \$6,763,100, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$704,000 and Improvement Value reduced to \$6,059,100.

Massman Manor Holdings, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 107 00 0 125.00
101 Massman Manor Dr, Nashville TN 37217

Motion to No Change the Total Value of \$7,427,300, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$880,000 and Improvement Value of \$6,547,300.

Thompson Place Limited
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 119 08 0 010.00
421 E Thompson Ln, Nashville TN 37211

Motion to Change the Total Value to \$8,567,000, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$880,000 and Improvement Value reduced to \$7,687,000.

Overhill Apartment Partners, GP ET AL
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 135 00 0 360.00
500 Brooksboro Ter, Nashville TN 37217

Motion to No Change the Total Value of \$38,676,100, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$2,531,000 and Improvement Value of \$36,145,100.

(2 Parcels Heard Together)

Mira Vista TN, L.P.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 136 15 0 032.00
2949 Smith Springs Rd, Nashville TN 37217

Motion to No Change the Total Value of \$10,580,500, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$896,000 and Improvement Value of \$9,684,500.

Mira Vista TN, L.P.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 136 15 0 033.00
2999 Smith Springs Rd, Nashville TN 37217

Motion to No Change the Total Value of \$7,886,200, by Glenda Chambers, second by Roger Farmer, unanimously approved. Land Value of \$592,000 and Improvement Value of \$7,274,200.

(2 Parcels Heard Together)

433 Bakertown, L.P.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 148 00 0 174.00
401 Bakertown, Antioch TN 37013

Motion to Change the Total Value to \$7,343,300, by Roger Farmer, second by Glenda Chambers.
unanimously approved. Land Value of \$704,000 and Improvement Value reduced to \$6,639,300.

433 Bakertown, L.P.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 148 00 0 179.00
701 Haystack Ln, Antioch TN 37013

Motion to Change the Total Value to \$10,501,700, by Roger Farmer, second by Glenda Chambers.
unanimously approved. Land Value of \$768,000 and Improvement Value reduced to \$9,733,700.

Starwood Properties Three, L.P.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 149 00 0 219.00
5161 Rice Rd, Antioch TN 37013

Motion to Change the Total Value to \$43,855,000, by Roger Farmer, second by Glenda Chambers.
unanimously approved. Land Value of \$3,264,000 and Improvement Value reduced to \$40,591,000.

Starwood Properties Two, L.P.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 149 00 0 282.00
5160 Rice Rd, Antioch TN 37013

Motion to Change the Total Value to \$42,526,000, by Roger Farmer, second by Glenda Chambers.
unanimously approved. Land Value of \$3,200,000 and Improvement Value reduced to \$39,326,000.

The Saxony Apartments, L.P.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 162 00 0 059.00
700 Saxony Lake Dr, Antioch TN 37013

Motion to Change the Total Value to \$17,791,000, by Roger Farmer, second by Glenda Chambers.
unanimously approved. Land Value of \$1,224,000 and Improvement Value reduced to \$16,567,000.

(2 Parcels Heard Together)

Bell Hollow Limited Partnership
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 163 00 0 207.00
5350 Cane Ridge Rd, Antioch TN 37013

Motion to Change the Total Value to \$10,335,900, by Roger Farmer, second by Glenda Chambers.
unanimously approved. Land Value of \$1,080,000 and Improvement Value reduced to \$9,255,900.

Bell Hollow Limited Partnership
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 163 00 0 208.00
5353 Cane Ridge Rd, Antioch TN 37013

Motion to Change the Total Value to \$25,617,100, by Roger Farmer, second by Glenda Chambers.
unanimously approved. Land Value of \$2,160,000 and Improvement Value reduced to \$23,457,100.

Starwood Properties Four LTD Partnership
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 174 00 0 082.00
100 Mountainhigh Dr, Antioch TN 37013

Motion to Change the Total Value to \$40,313,000, by Roger Farmer, second by Glenda Chambers.
unanimously approved. Land Value of \$3,438,000 and Improvement Value reduced to \$36,875,000.

V. Adjournment of the Morning Meeting

Motion to adjourn by Glenda Chambers, second by Roger Farmer, unanimously approved.

Meeting adjourned 10:00 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call

Members present included: Ms. Melba Jackson, Ms. Jacqueline Kelly, and Mr. Trey Lewis. Also present
were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair present at this meeting, the MBOE elected Jacqueline Kelly as
Temporary Chair, Motion by Trey Lewis, second by Melba Jackson, unanimously approved.

VIII. Appeals:

1:00 PM

Graycroft Manor, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 033 00 0 175.00
100 Star Blvd, Madison TN 37115

Motion to Change the Total Value to \$20,833,500, by Trey Lewis, second by Melba Jackson,
unanimously approved. Land Value of \$1,696,000 and Improvement Value reduced to \$19,137,500.

Graybrook Apartments Associates, L.P.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 033 00 0 211.00
400 Star Blvd, Madison TN 37115

Motion to No Change the Total Value of \$44,791,800, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$2,800,000 and Improvement Value of \$41,991,800.

J. Gregory Hale Living Trust
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 043 13 0 419.00
320 Brooks Ave, Madison TN 37115

Motion to No Change the Total Value of \$4,437,200, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$576,000 and Improvement Value of \$3,861,200.

(2 Parcels Heard Together)

J. Gregory Hale Living Trust
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 043 14 0 052.00
602 Old Hickory Blvd, Madison TN 37115

Motion to No Change the Total Value of \$1,989,400, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$308,500 and Improvement Value of \$1,680,900.

J. Gregory Hale Living Trust
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 043 15 0 055.00
900 Old Hickory Blvd, Madison TN 37115

Motion to No Change the Total Value of \$979,400, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$128,000 and Improvement Value of \$851,400.

FPA, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 052 01 0 134.00
400 Forest Park Rd, Madison TN 37115

Motion to Change the Total Value to \$8,900,000, by Trey Lewis, second by Melba Jackson, unanimously approved. Land Value of \$832,000 and Improvement Value reduced to \$8,068,000.

2401 Lakeshore Eat, LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 053 08 0 045.00
2401 Lakeshore Dr, Old Hickory TN 37138

Motion to Change the Total Value to \$26,000,000, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$928,000 and Improvement Value reduced to \$25,072,000.

Hillhurst TN, L.P.
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 060 07 0 132.00
101 Sunset Cir, Nashville TN 37207

Motion to Change the Total Value to \$22,700,000, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value of \$2,184,000 and Improvement Value reduced to \$20,516,000.

Linda L. Goldstein Trust
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 083 05 0 268.00
709 N. 12th St, Nashville TN 37206

Motion to No Change the Total Value of \$869,300, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value of \$260,000 and Improvement Value of \$609,300.

Thomas P, Kanaday, Jr., & Sally R. Kanaday
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 090 12 0 268.00
120 Croley Ct, Nashville TN 37209

Motion to Change the Total Value to \$4,600,000, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value of \$624,000 and Improvement Value reduced to \$3,976,000.

301 Eighth Avenue, LLC ET AL
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 093 05 0 144.00
301 Rosa L Parks Ave, Nashville TN 37203

Motion to Change the Total Value to \$18,600,000, by Melba Jackson, second by Trey Lewis,
unanimously approved. Land Value of \$4,270,000 and Improvement Value reduced to \$14,330,000.

Nashville Urban Partners 2000,LLC
Jay Catignani, with Property Tax Consultants, appearing
Parcel ID 093 13 0 104.00
1209 Pine St, Nashville TN 37203

Motion to Change the Total Value to \$28,505,315, by Trey Lewis, second by Melba Jackson,
unanimously approved. Land Value of \$23,261,700 and Improvement Value reduced to \$5,243,615.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Trey Lewis, second by Melba Jackson, unanimously approved.

Meeting adjourned 3:26 PM.

ATTEST:

APPROVED:
