



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Monday July 8, 2024

8:45 A.M

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, Ms. Deb Dawson, Dr. Truitt Ellis, and Ms. Alexa Coulton. Also present were Herman Ruben, Gabe Martin, and Alex Blake with the Office of the Property Assessor. Lexi Ward with Metro Legal was also present.

III. Review and Approval of Minutes: Approval of minutes from the June 3, 2024, MBOE meeting, Motion by Lori Caste, second by Truitt Ellis, unanimously approved.

IV. Public Comment Period

Prior to the appeals beginning, several MBOE Alternates, and a member were sworn in by the Honorable Marcus Floyd: Mr. Derrick Starks, Ms. Sharilyn Pettus, and Dr. Truitt Ellis.

V. Appeals:

8:45 AM

2106 Gallatin, LLC  
Matt Cleveland with Fellers, Schewe, Scott & Roberts, Inc., appeared.  
Parcel ID 026 00 0 123.00  
2106 Gallatin Pike, Madison TN 37115

Motion to No Change the Total value of \$13,770,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$7,409,600 and Improvement value of \$6,360,400.

MMP 909 Flats Owner, LLC  
Matt Cleveland with Fellers, Schewe, Scott & Roberts, Inc., appeared.  
Parcel ID 082 13 0 102.00  
909 Rosa L Parks Blvd, Nashville TN 37208

Motion to change the Total value to \$42,429,420, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$12,760,900 and Improvement value reduced to \$29,668,520. (This value is applying the Sale Ratio of 0.7143)

TIC I & TIC II & TIC III  
Matt Cleveland with Fellers, Schewe, Scott & Roberts, Inc., appeared.  
Parcel ID 082 15 0 230.00  
120 S 5<sup>th</sup> St, Nashville TN 37206

Motion to change the Total value to \$45,672,342, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$9,452,500 and Improvement value reduced to \$36,219,842. (This value is applying the Sale Ratio of 0.7143)

Blue Hills Holdings, LLC  
Matt Cleveland with Fellers, Schewe, Scott & Roberts, Inc., appeared.  
Parcel ID 095 03 0 026.00  
2301 Lebanon Pike, Nashville TN 37214

Motion to change the Total value to \$23,779,047, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$1,622,500 and Improvement value reduced to \$22,156,547. (This value is applying the Sale Ratio of 0.7143)

WE Creekstone, LLC  
Matt Cleveland with Fellers, Schewe, Scott & Roberts, Inc., appeared.  
Parcel ID 096 07 0 008.00  
266 Stewarts Ferry Pike, Nashville TN 37214

Motion to No Change the Total value of \$39,062,400, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$5,040,000 and Improvement value of \$34,022,400.

QPG East Nashville Apartments, LLC  
Matt Cleveland with Fellers, Schewe, Scott & Roberts, Inc., appeared.  
Parcel ID 106 00 0 072.00  
860 Murfreesboro Pike, Nashville TN 37217

Motion to change the Total value to \$40,125,803, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$4,394,000 and Improvement value reduced to \$35,731,803. (This value is applying the Sale Ratio of 0.7143)

Cottonwood-Kirkwood LLC ET AL  
Matt Cleveland with Fellers, Schewe, Scott & Roberts, Inc., appeared.  
Parcel ID 118 02 0 264.00  
2608 8<sup>th</sup> Ave S, Nashville TN 37204

Motion to change the Total value to \$26,786,250, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$3,454,300 and Improvement value reduced to \$23,331,950. (This value is applying the Sale Ratio of 0.7143)

2 Parcels Heard Together

New Allegro I, LLC  
Matt Cleveland with Fellers, Schewe, Scott & Roberts, Inc., appeared.  
Parcel ID 162 00 0 065.00  
1500 Brentridge Dr, Antioch TN 37013

Motion to change the Total value to \$28,524,678, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$1,935,000 and Improvement value increased to \$26,589,678. (This value is applying the Sale Ratio of 0.7143)

New Allegro I, LLC  
Matt Cleveland with Fellers, Schewe, Scott & Roberts, Inc., appeared.  
Parcel ID 162 00 0 180.00  
2100 Brentridge Dr, Antioch TN 37013

Motion to change the Total value to \$12,547,572, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$1,008,000 and Improvement value increased to \$11,539,572. (This value is applying the Sale Ratio of 0.7143)

Timberlake Owner, LLC  
Matt Cleveland with Fellers, Schewe, Scott & Roberts, Inc., appeared.  
Parcel ID 162 00 0 228.00  
300 Blue Lake Cir, Antioch TN 37013

Motion to change the Total value to \$24,464,775, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$2,268,000 and Improvement value reduced to \$22,196,775. (This value is applying the Sale Ratio of 0.7143)

10:15 AM

CVHC4, LLC  
Will Shaw with The Aegis Group, LLC, appeared.  
Parcel ID 081 04 0 235.00  
2101 Rosa L Parks Blvd, Nashville 37228

Motion to No Change the Total value of \$1,832,100, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$674,300 and Improvement value of \$1,157,800.

CVHC4, LLC  
Will Shaw with The Aegis Group, LLC, appeared.  
Parcel ID 102 08 0 118.00  
6538 Charlotte Pike, Nashville 37209

Motion to No Change the Total value of \$2,357,100, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$967,000 and Improvement value of \$1,390,100.

Tennessee Dev. Co.  
Will Shaw with The Aegis Group, LLC, appeared.  
Parcel ID 118 15 0 019.00  
2615 Powell Ave, Nashville 37204

Motion to Change the Total value to \$1,885,752, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$1,073,300 and Improvement value reduced to \$812,452. (This value is applying the Sale Ratio of 0.7143)

CVHC11, LLC  
Will Shaw with The Aegis Group, LLC, appeared.  
Parcel ID 134 14 0 053.00  
324 Harding Pl, Nashville 37211

Motion to Change the Total value to \$1,577,174, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$555,400 and Improvement value reduced to \$1,021,774. (This value is applying the Sale Ratio of 0.7143)

CVHC2, LLC  
Will Shaw with The Aegis Group, LLC, appeared.  
Parcel ID 142 00 0 313.00  
7659 Highway 70 S, Nashville 37221

Motion to No Change the Total value of \$1,788,100, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$607,700 and Improvement value of \$1,180,400.

CVHC11, LLC  
Will Shaw with The Aegis Group, LLC, appeared.  
Parcel ID 155 00 0 301.00  
8211 Highway 100, Nashville 37221

Motion to Change the Total value to \$1,307,169, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$927,600 and Improvement value reduced to \$379,569. (This value is applying the Sale Ratio of 0.7143)

CVHC6, LLC  
Will Shaw with The Aegis Group, LLC, appeared.  
Parcel ID 161 00 0 277.00  
5709 Edmondson Pike, Nashville 37211

Motion to No Change the Total value of \$2,056,500, by Lori Caste, second by Alexa Coulton,  
unanimously approved. Land value of \$795,000 and Improvement value of \$1,261,500.

VI. Adjournment

Motion to adjourn by Lori Caste, second by Alexa Coulton, unanimously approved.

Meeting adjourned 11:25 AM.

**ATTEST:**

**APPROVED:**

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