



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday August 5, 2024

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

**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: Ms. Mia Parker, Ms. Alexa Coulton, Mr. Carnell Scruggs, and Dr. Truitt Ellis. Also present were Herman Ruben, and Alex Blake with the Office of the Property Assessor. The following reps were present with Ryan, LLC for both the morning and/or afternoon session: Caitlyn Smagh, Madison Binkley, Jake Jameson, and Claire Jirasevijinda.

Due to the Chair nor Vice Chair being present for this meeting, the MBOE elected Ms. Alexa Coulton, Temporary Chair, Motion by Carnell Scruggs, second by Truitt Ellis, unanimously approved.

III. Review and Approval of Minutes: Approval of minutes from the MBOE meeting of Thursday August 1, 2024, Motion by Truitt Ellis, second by Mia Parker, unanimously approved.

IV. Public Comment Period

****NOTE**** The MBOE went ahead and began to hear appeals from the 1:00 PM scheduled appeals at the conclusion of the 8:30 AM appeals. The MBOE recessed at 11:15 AM until the afternoon appeals began at 1:00 PM

V. Appeals:

8:30 AM

Pinnacle-Conference Drive, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 026 00 0 160.00
860 Conference Dr, Goodlettsville TN 37072

Motion to No Change the Total value of \$9,623,600, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$788,500 and Improvement value of \$8,835,100.

ARA USH Chicago, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 062 00 0 163.00
220 Rudy Cir, Nashville TN 37214

Motion to Change the Total value to \$15,415,951, by Truitt Ellis, second by Mia Parker, unanimously approved. Land value of \$1,693,600 and Improvement Value reduced to \$13,722,351. (This value is applying the Sale Ratio of 0.7143)

Summit Hospitality 060, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 070 16 0 028.00
250 Athens Way, Nashville TN 37228

Motion to No Change the Total value of \$9,125,498, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$982,700 and Improvement value of \$8,142,798.

Pacific Heritage Holdings of Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 11 0 289.00
350 22nd Ave N, Nashville TN 37203

Motion to Change the Total value to \$27,147,049, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$5,194,500 and Improvement Value reduced to \$21,952,549. (This value is applying the Sale Ratio of 0.7143)

Terra Hospitality Trust-Elliston, LLC ET AL
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 15 0 074.00
2330 Elliston Pl, Nashville TN 37203

Motion to No Change the Total value of \$26,185,000, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$20,908,600 and Improvement value of \$5,276,400.

MHF West End V, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0 090.00
1909 Hayes St, Nashville TN 37203

Motion to Change the Total value to \$16,417,828, by Truitt Ellis, second by Mia Parker, unanimously approved. Land value of \$4,540,100 and Improvement Value reduced to \$11,877,728. (This value is applying the Sale Ratio of 0.7143)

Terra Hospitality Trust-Vanderbilt, LLC ET AL
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0 109.00
1919 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$24,899,800, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$19,503,800 and Improvement value of \$5,396,000.

Nashville Music Row Hotel Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0M 001.00
1 Music Sq W, Nashville TN 37203

Motion to No Change the Total value of \$65,677,200, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$9,900,000 and Improvement value of \$55,777,200.

Spirit Master Funding X, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0M 002.00
0 Music Sq W, Nashville TN 37203

Motion to No Change the Total value of \$7,007,900, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value of \$3,478,400 and Improvement value of \$3,529,500.

608 Hotels, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 095 11 0 190.00
608 McGavock Pike, Nashville TN 37214

Motion to No Change the Total value of \$10,562,100, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$542,800 and Improvement value of \$10,019,300.

321 H Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 105 07 0 443.01
1267 3rd Ave S, Nashville TN 37210

Motion to Change the Total value to \$16,155,482, by Truitt Ellis, second by Mia Parker, unanimously approved. Land value of \$1,505,400 and Improvement Value reduced to \$14,650,082. (This value is applying the Sale Ratio of 0.7143)

Nashville Airport Hotel Partners, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 107 00 0 050.00 007
0 Terminal Dr, Nashville TN 37214

Motion to Change the Total value to \$63,387,200, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$1,384,200 and Improvement Value reduced to \$62,003,000. (This value is applying the Sale Ratio of 0.7143)

DG Nashville Airport East Property Owner, LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 121 00 0 267.00
600 Airpark Commerce Dr, Nashville TN 37217

Motion to Change the Total value to \$30,425,899, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$2,189,400 and Improvement Value reduced to \$28,236,499. (This value is applying the Sale Ratio of 0.7143)

DG Nashville Airport East Property Owner, LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 121 11 0A 001.00
501 Airpark Commerce Dr, Nashville TN 37217

Motion to Change the Total value to \$14,065,941, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$915,800 and Improvement Value reduced to \$13,150,141. (This value is applying the Sale Ratio of 0.7143)

DG Nashville Airport East Property Owner, LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 121 11 0A 004.00
700 Airpark Commerce Dr, Nashville TN 37217

Motion to Change the Total value to \$24,147,539, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value of \$1,455,800 and Improvement Value reduced to \$22,691,739. (This value is applying the Sale Ratio of 0.7143)

SREIT Nashville Industrial Park 1, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 135 00 0 441.00
1922 Old Murfreesboro Pike #200, Nashville TN 37217

Motion to Change the Total value to \$3,190,857, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$90,300 and Improvement Value reduced to \$3,100,557. (This value is applying the Sale Ratio of 0.7143)

SREIT Nashville Industrial Park 1, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 135 00 0 442.00
1922 Old Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$16,199,538, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$758,200 and Improvement Value reduced to \$15,441,338. (This value is applying the Sale Ratio of 0.7143)

SREIT Nashville Industrial Park 1, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 135 00 0 443.00
1922 Old Murfreesboro Pike Unit 500, Nashville TN 37217

Motion to Change the Total value to \$11,442,867, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$397,200 and Improvement Value reduced to \$11,045,667. (This value is applying the Sale Ratio of 0.7143)

****NOTE**** This concludes the morning session and the MBOE continued with the afternoon session.

1:00 PM

****NOTE**** The morning MBOE recessed the meeting at 11:15 AM until the 1:00 PM Board began.

VI. Roll Call-Afternoon Session

Members present included: Ms. Alexa Coulton, Mr. John Green, and Mr. Charley Hankla. Also present were Herman Ruben, and Alex Blake with the Office of the Property Assessor. The following reps were present with Ryan, LLC for both the morning and/or afternoon session: Caitlyn Smagh, Madison Binkley, Jake Jameson, and Claire Jirasevijinda.

Due to the Chair nor Vice Chair not present for this afternoon session, the MBOE nominated and elected Alexa Coulton, Temporary Chair for the Afternoon session, Motion by John Green, second by Charley Hankla, unanimously approved.

Moose Trust
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 026 06 0B 023.00
401 Windsor Green Ct, Goodlettsville TN 37072

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

STAG GI Madison, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 034 00 0 047.00
538 Myatt Dr, Madison TN 37115

Motion to No Change the Total value of \$7,273,600, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$4,038,800 and Improvement value of \$3,234,800.

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

Motion to Change the Total value to \$1,612,447, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$766,600 and Improvement Value reduced to \$845,847. (This value is applying the Sale Ratio of 0.7143)

Whites Creek Land Partners, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 059 00 0 184.00
0 Whites Creek Pike, Nashville TN 37207

Motion to Change the Total Land value to \$1,785,750, by John Green, second by Charley Hankla, unanimously approved. Land value reduced to \$1,785,750. (This value is applying the Sale Ratio of 0.7143)

SL6 Nashville Industrial, LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 079 00 0 070.00
7000 Westbelt Dr, Nashville TN 37209

Motion to Change the Total value to \$3,660,788, by Charley Hankla, second by John Green, unanimously approved. Land value of \$537,100 and Improvement Value reduced to \$3,123,688. (This value is applying the Sale Ratio of 0.7143)

HCA Health Services of Tennessee, Inc.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 086 00 0 333.00
3939 Central Pike, Hermitage TN 37076

Motion to Change the Total value to \$5,072,244, by John Green, second by Charley Hankla, unanimously approved. Land value of \$1,369,500 and Improvement Value reduced to \$3,702,744. (This value is applying the Sale Ratio of 0.7143)

Surgicare of Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 12 0 139.00
1717 Patterson St, Nashville TN 37203

Motion to Change the Total value to \$9,643,050, by Charley Hankla, second by John Green, unanimously approved. Land value of \$7,437,500 and Improvement Value reduced to \$2,205,550. (This value is applying the Sale Ratio of 0.7143)

HCA Health Services of Tennessee, Inc.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 15 0 091.00
204 23rd Ave N, Nashville TN 37203

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

Hill West End, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 02 0 329.00
2900 West End Ave, Nashville TN 37203

Motion to Change the Total Land value to \$11,964,525, by John Green, second by Charley Hankla, unanimously approved. Land value reduced to \$11,964,525.
(This value is applying the Sale Ratio of 0.7143)

Graybar Electric Co., Inc.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 105 02 0 031.00
825 8th Ave S, Nashville TN 37203

Motion to Change the Total value to \$13,821,705, by Charley Hankla, second by John Green, unanimously approved. Land value reduced to \$13,608,805 and Improvement Value of \$212,900.
(This value is applying the Sale Ratio of 0.7143)

Recreation TN 1, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 121 00 0 075.00
1360 Pleasant Hill Rd, Nashville TN 37214

Motion to Change the Total value to \$6,428,700, by John Green, second by Charley Hankla, unanimously approved. Land value of \$579,600 and Improvement Value reduced to \$5,849,100.
(This value is applying the Sale Ratio of 0.7143)

EWA Nashville 110 Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 121 11 0A 007.00
110 Airpark Ctr E, Nashville TN 37217

Motion to Change the Total value to \$15,586,026, by Charley Hankla, second by John Green, unanimously approved. Land value of \$889,500 and Improvement Value reduced to \$14,696,526.
(This value is applying the Sale Ratio of 0.7143)

SL7 Nashville Industrial, LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 134 00 0 239.00
561 Metroplex Dr, Nashville TN 37211

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

HCA Realty, Inc.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 147 04 0 001.00
510 Recovery Rd, Nashville TN 37211

Motion to No Change the Total value of \$3,530,100, by John Green, second by Charley Hankla, unanimously approved. Land value of \$1,001,400 and Improvement Value of \$2,528,700.

SL6 Nashville Industrial LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 183 00 0 134.00
1640 J P Hennessy Dr, LaVergne TN 37086

Motion to Change the Total value to \$4,725,238, by John Green, second by Charley Hankla, unanimously approved. Land value of \$333,100 and Improvement Value reduced to \$4,392,138. (This value is applying the Sale Ratio of 0.7143)

VII. Adjournment

Motion to adjourn by John Green, second by Charley Hankla, unanimously approved.

Meeting adjourned 2:15 PM.

ATTEST:

APPROVED:
