



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday August 8, 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. Melba Jackson, Mr. Derrick Starks, and Ms. Lori Caste. Also present were Herman Ruben, and Nathan Burton with the Office of the Property Assessor. The following reps were present with Ryan, LLC for both the morning and afternoon session: Caitlyn Smagh, Madison Binkley, Jake Jameson, Caleb Marlow, and Claire Jirasevijinda.

III. Review and Approval of Minutes:

IV. Public Comment Period

****NOTE**** The MBOE heard both the appeals scheduled for the morning and afternoon during the morning session.

Due to the Chair nor Vice Chair present, the MBOE elected Mr. Derrick Starks, Temporary Chair for this meeting, Motion by Lori Caste, second by Melba Jackson, unanimously approved.

V. Appeals:

8:30 AM

MDHA
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 050 00 0 105.00
3474 Dickerson Pike, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

Cumberland Pointe Apartments II, LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 070 09 0 139.00
2400 Buena Vista Pike, Nashville TN 37218

Motion to Change the Total value to \$16,071,750, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$1,400,000 and Improvement Value reduced to \$14,671,750. (This value is applying the Sale Ratio of 0.7143)

Grand Oak Great Circle, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 070 12 0 001.00
341 Great Circle Rd, Nashville TN 37228

Motion to Change the Total value to \$59,608,335, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$11,675,000 and Improvement Value reduced to \$47,933,335. (This value is applying the Sale Ratio of 0.7143)

Gateway TBR Hammer Mill, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 082 05 0 171.00
1390 Adams St, Nashville TN 37208

Motion to Change the Total value to \$51,179,595, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$9,030,000 and Improvement Value reduced to \$42,149,595. (This value is applying the Sale Ratio of 0.7143)

820 4th Avenue Owner (TN), LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 082 13 0 406.00
820 4th Ave N, Nashville TN 37219

Motion to Change the Total value to \$69,381,602, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$10,168,500 and Improvement Value reduced to \$59,213,102. (This value is applying the Sale Ratio of 0.7143)

1600 MCG Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 12 0 501.00
1600 McGavock St, Nashville TN 37203

Motion to Change the Total value to \$38,822,205, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$12,153,200 and Improvement Value reduced to \$26,669,005. (This value is applying the Sale Ratio of 0.7143)

LMV M Tower Holdings, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0 438.00
818 19th Ave S, Nashville TN 37203

Motion to Change the Total value to \$77,858,700, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$12,774,400 and Improvement Value reduced to \$65,084,300. (This value is applying the Sale Ratio of 0.7143)

Stahlman Nashville LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 02 3 155.00
211 Union St 1-9, Nashville TN 37201

Motion to Change the Total value to \$27,368,405, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$5,365,500 and Improvement Value reduced to \$22,002,905. (This value is applying the Sale Ratio of 0.7143)

SWHR Middleton, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 11 0 248.00 001
0 Academy Pl, Nashville TN 37210

Motion to Change the Total Improvement value to \$44,286,600, by Melba Jackson, second by Lori Caste, unanimously approved. Improvement Value reduced to \$44,286,600. (This value is applying the Sale Ratio of 0.7143)

HZ Rivertop DST
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 101 00 0 161.00
5820 River Rd, Nashville TN 37209

Motion to No Change the Total Land value of \$955,500, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$955,500.

HZ Rivertop DST
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 102 00 0 006.00
5800 River Rd, Nashville TN 37209

Motion to Change the Total value to \$41,333,380, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$3,412,500 and Improvement value reduced to \$37,920,880. (This value is applying the Sale Ratio of 0.7143)

Sterling Nashville West Property Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 102 00 0 065.00
7114 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$51,429,600, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$5,114,100 and Improvement Value reduced to \$46,315,500. (This value is applying the Sale Ratio of 0.7143)

LAT Briley Parkway, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 107 00 0 000.00 003
0 Briley Pkwy, Nashville TN 37217

Motion to Change the Total value to \$39,260,423, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$5,400,000 and Improvement Value reduced to \$33,860,423. (This value is applying the Sale Ratio of 0.7143)

Nashville APT 1 LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 115 00 0 008.00
7201 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$34,093,539, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$2,470,000 and Improvement Value reduced to \$31,623,539. (This value is applying the Sale Ratio of 0.7143)

BJ Tramway Post Ridge, LLC ET AL
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 128 00 0 099.00
595 Hicks Rd, Nashville TN 37221

Motion to Change the Total value to \$19,292,658, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$1,650,000 and Improvement Value reduced to \$17,642,658. (This value is applying the Sale Ratio of 0.7143)

EGIS Partners
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 160 00 0 291.00
300 Seven Springs Way, Brentwood TN 37027

Motion to Change the Total value to \$41,024,392, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$8,279,900 and Improvement Value reduced to \$32,744,492. (This value is applying the Sale Ratio of 0.7143)

3562 Pin Hook Road, LLC & ET AL
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 164 00 0 180.00
3562 Pin Hook Rd, Antioch TN 37013

Motion to Change the Total value to \$38,743,632, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$2,048,000 and Improvement Value reduced to \$36,695,632. (This value is applying the Sale Ratio of 0.7143)

1:00 PM Appeals:

CD 100 Holdings, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 026 00 0 113.00
100 State Auto Blvd, Goodlettsville TN 37072

Motion to Change the Total value to \$4,096,511, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$2,103,300 and Improvement Value reduced to \$1,993,211. (This value is applying the Sale Ratio of 0.7143)

Pennington Centre Blvd Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 062 00 0 274.00
330 Pennington Centre Blvd, Nashville TN 37214

Motion to Change the Total value to \$48,929,550, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$4,440,000 and Improvement Value reduced to \$44,489,550. (This value is applying the Sale Ratio of 0.7143)

LMC Towne Property Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 081 08 0 354.00
808 Garfield St, Nashville TN 37208

Motion to Change the Total value to \$66,958,482, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$11,515,000 and Improvement Value reduced to \$55,443,482. (This value is applying the Sale Ratio of 0.7143)

Vista Germantown Apartments, L.P.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 082 13 0 199.00
515 Madison St, Nashville TN 37208

Motion to Change the Total value to \$45,812,706, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$16,054,100 and Improvement Value reduced to \$29,758,606. (This value is applying the Sale Ratio of 0.7143)

VR West 46th Holdings
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 091 16 0 007.00
4510 Charlotte Ave, Nashville TN 37209

Motion to Change the Total value to \$29,322,015, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$5,985,000 and Improvement Value reduced to \$23,337,015. (This value is applying the Sale Ratio of 0.7143)

RW/GC Marathon Village Owner LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 04 0 318.00
806 16th Ave N, Nashville TN 37203

Motion to Change the Total value to \$59,429,760, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$13,021,000 and Improvement Value reduced to \$46,408,760. (This value is applying the Sale Ratio of 0.7143)

SHAY/LB-WC-LC, LLC ET AL
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 14 0B 011.00
9 City Pl, Nashville TN 37209

Motion to Change the Total value to \$52,143,900, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$9,976,500 and Improvement Value reduced to \$42,167,400. (This value is applying the Sale Ratio of 0.7143)

NW 5+B Multifamily, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 3A 002.00
600 Broadway #1001-1013, Nashville TN 37203

Motion to Change the Total value to \$140,672,335, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$28,233,000 and Improvement Value reduced to \$112,439,335. (This value is applying the Sale Ratio of 0.7143)

205 D Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 06 4 107.00
205 Demonbreun St, Nashville TN 37201

Motion to Change the Total value to \$96,504,485, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$10,955,000 and Improvement Value reduced to \$85,549,485. (This value is applying the Sale Ratio of 0.7143)

SREIT Waterford Landing Apartments, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 097 00 0 114.00
5901 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total value to \$25,927,661, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$2,760,000 and Improvement Value reduced to \$23,167,661. (This value is applying the Sale Ratio of 0.7143)

West End Village Apartments, Inc.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 02 0 154.00
221 31st Ave N, Nashville TN 37203

Motion to Change the Total value to \$40,536,525, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$8,540,000 and Improvement Value reduced to \$31,996,525. (This value is applying the Sale Ratio of 0.7143)

TBR-L Village 21 Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 08 00 001.00
1620 21st Ave S, Nashville TN 37212

Motion to Change the Total value to \$21,907,009, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$7,070,000 and Improvement Value reduced to \$14,837,009. (This value is applying the Sale Ratio of 0.7143)

Village 21 Investment Partners
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 08 00 900.00 001
0 21st Ave S, Nashville TN 37212

Motion to Np Change the Total Land value to \$4,491,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$4,491,000.

SREIT Wyndchase Bellevue Apartments, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 142 00 0 053.00
7221 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$32,768,513, by Melba Jackson, second by Lori Caste, unanimously approved. Land Value of \$2,574,000 and Improvement Value reduced to \$30,194,513. (This value is applying the Sale Ratio of 0.7143)

Whetstone Partners I, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 162 00 0 250.00
1430 Bell Rd, Nashville TN 37211

Motion to Change the Total value to \$36,429,300, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$2,268,000 and Improvement Value reduced to \$34,161,300. (This value is applying the Sale Ratio of 0.7143)

Whetstone Partners II, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 162 00 0 295.00
900 Brittany Park Dr, Antioch TN 37013

Motion to Change the Total value to \$37,143,600, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$1,224,000 and Improvement Value reduced to \$35,919,600. (This value is applying the Sale Ratio of 0.7143)

Waterleaf TN, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 163 00 0 416.00
2901 Old Franklin Rd, Antioch TN 37013

Motion to Change the Total value to \$53,215,350, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$3,494,400 and Improvement Value reduced to \$49,720,950. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment

Motion to adjourn by Melba Jackson, second by Lori Caste, unanimously approved.

Meeting adjourned 9:26 AM.

ATTEST:

APPROVED:
