



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday August 27, 2024

8:30 AM & 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: Mr. Carnell Scruggs, Ms. Alexa Coulton, Mr. John Green, and Mr. Michael Milliner. Also present were Herman Ruben, and Gabe Martin, with the Office of the Property Assessor. Mr. Sam Keen with Metro Legal was also present. Mr. Stephen Elliott with The Nashville Banner was there to observe.

III. Review and Approval of Minutes:

****NOTE**** Due to the Chair nor Vice Chair being present at this meeting, the MBOE elected Ms. Alexa Coulton, Temporary Chair for this meeting, Motion by John Green, second by Carnell Scruggs, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Nashville Gulch PII JV Holdings
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 09 0E 002.00
1212 Demonbreun St, Nashville TN 37203

****The only issue on this parcel was Classification. Appellants argued classification as Residential. Motion by Charley Hankla, second by Alexa Coulton, unanimously approved, to keep the Classification as Commercial and the value remains the same. Total Value \$63,012,200, Land Value \$12,545,400, and Improvement Value \$50,466,800. **This parcel was originally scheduled for the 8:30 AM session but was moved to the 1PM session.**

1200 Broadway, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 09 0F 004.00
1200 Broadway, Nashville TN 37203

Motion to Change the Total value to \$77,695,532, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$8,664,000 and Improvement Value reduced to \$69,031,532. (This value is applying the Sale Ratio of 0.7143)

Sixth South Partners, LP
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 10 0 228.00
530 6th Ave S, Nashville TN 37203

Motion to Change the Total value to \$74,815,381, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$9,199,800 and Improvement Value reduced to \$65,615,581. (This value is applying the Sale Ratio of 0.7143)

2 Parcels Heard Together

LC SOBRO I, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 11 0 146.00
700 3rd Ave S, Nashville TN 37210

Motion to Change the Total value to \$30,649,750, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$6,621,100 and Improvement Value reduced to \$24,028,650. (This value is applying the Sale Ratio of 0.7143)

LC SOBRO I, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 15 0 056.00
723 President Ronald Reagan Way, Nashville TN 37210

Motion to Change the Total value to \$14,225,433, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,554,600 and Improvement Value reduced to \$10,670,833. (This value is applying the Sale Ratio of 0.7143)

2 Parcels Heard Together

GAVI RMH, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 11 0 252.00
201 Middleton St, Nashville TN 37210

Motion to Change the Total value to \$27,563,300, by John Green, second by Michael Milliner, unanimously approved. Land value of \$4,200,000 and Improvement Value reduced to \$23,363,300. (This value is applying the Sale Ratio of 0.7143)

GAVI RMH, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 11 0 261.00
210 Middleton St, Nashville TN 37210

Motion to Change the Total value to \$5,230,632, by John Green, second by Michael Milliner, unanimously approved. Land value of \$840,000 and Improvement Value reduced to \$4,390,632. (This value is applying the Sale Ratio of 0.7143)

Camden Music Row, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 13 0 574.00
1515 Demonbreun St, Nashville TN 37203

Motion to Change the Total value to \$93,507,559, by Michael Milliner, second by John Green, unanimously approved. Land value of \$15,093,500 and Improvement Value reduced to \$78,414,059. (This value is applying the Sale Ratio of 0.7143)

Gulch, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 14 0 564.00
908 Division St, Nashville TN 37203

Motion to Change the Total value to \$66,712,890, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$10,541,600 and Improvement Value reduced to \$56,171,290. (This value is applying the Sale Ratio of 0.7143)

Nashville Gulch Owner, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 14 0 570.00
803 Division St, Nashville TN 37203

Motion to Change the Total value to \$46,983,568, by John Green, second by Michael Milliner, unanimously approved. Land value of \$8,330,000 and Improvement Value reduced to \$38,653,568. (This value is applying the Sale Ratio of 0.7143)

MCREF IV Gulch Apartments Owner LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 14 0 571.00
810 Division St, Nashville TN 37203

Motion to Change the Total value to \$83,047,138, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$15,333,200 and Improvement Value reduced to \$67,713,938. (This value is applying the Sale Ratio of 0.7143)

Albion In the Gulch, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 14 0 586.00
645 Division St, Nashville TN 37203

Motion to Change the Total value to \$97,202,668, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$14,048,000 and Improvement Value reduced to \$83,154,668. (This value is applying the Sale Ratio of 0.7143)

620 8th Avenue Ground Owner, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 14 0 608.00
620 8th Ave S, Nashville TN 37203

Motion to Change the Total value to \$38,471,096, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$10,454,500 and Improvement Value reduced to \$28,016,596. (This value is applying the Sale Ratio of 0.7143)

VI. Roll Call for 1:00 PM Afternoon Session

Members present included: Mr. Charley Hankla, Ms. Alexa Coulton, Ms. Deb Dawson, and Ms. Sharon Emerson. Also present were Herman Ruben, and Gabe Martin, with the Office of the Property Assessor.

1:00 PM Appeals:

CRP/WP Alta Lebanon Pike Owner, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 094 00 0 171.00
1301 Lebanon Pike, Nashville TN 37210

Motion to Change the Total value to \$23,721,806, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land value of \$5,520,000 and Improvement Value reduced to \$18,201,806. (This value is applying the Sale Ratio of 0.7143)

WMCI Nashville II, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 096 05 0 096.00
135 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$29,034,081, by Charley Hankla, second by Alexa Coulton, unanimously approved. Land value of \$3,120,000 and Improvement Value reduced to \$25,914,081. (This value is applying the Sale Ratio of 0.7143)

GC Highlands, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 097 00 0 068.00
6003 Bell Rd, Hermitage TN 37076

Motion to Change the Total value to \$33,786,390, by Charley Hankla, second by Alexa Coulton, unanimously approved. Land value of \$4,170,000 and Improvement Value reduced to \$29,616,390. (This value is applying the Sale Ratio of 0.7143)

Bells Bluff, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 102 00 0 018.00
7600 Cabot Dr, Nashville TN 37209

Motion to Change the Total value to \$70,958,562, by Alexa Coulton, second by Charley Hankla, unanimously approved. Land value of \$5,226,000 and Improvement Value reduced to \$65,732,562. (This value is applying the Sale Ratio of 0.7143)

Sudekum, L.P.
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 103 15 0 037.00
4141 Woodlawn Dr, Nashville TN 37205

Motion to Change the Total value to \$19,857,540, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land value of \$3,010,000 and Improvement Value reduced to \$16,847,540. (This value is applying the Sale Ratio of 0.7143)

SP 1001 Music Row Project, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 104 04 0 173.00
1001 16th Ave S, Nashville TN 37212

Motion to Change the Total value to \$12,273,103, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land value of \$4,181,700 and Improvement Value reduced to \$8,091,403. (This value is applying the Sale Ratio of 0.7143)

Fairfax Flats Partners
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 104 06 0 085.00
206 Fairfax Ave, Nashville TN 37212

Motion to Change the Total value to \$2,714,340, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land value of \$871,200 and Improvement Value reduced to \$1,843,140. (This value is applying the Sale Ratio of 0.7143)

Parke West Venture Partners, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 104 06 0Y 001.00
110 Murphy Ct, Nashville TN 37203

Motion to Change the Total value to \$47,856,536, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land value of \$5,362,800 and Improvement Value reduced to \$42,493,736. (This value is applying the Sale Ratio of 0.7143)

Parke West Venture Partners, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 104 06 0Y 002.00
3421 Murphy Rd, Nashville TN 37203

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

Parke West Venture Partners, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 104 06 0Y 900.00
0 Murphy Rd, Nashville TN 37203

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

The CCE 2024 Exempt Irrevocable Trust
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 104 12 0 276.00
1705 Portland Ave, Nashville TN 37212

Motion to Change the Total value to \$1,567,889, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land value of \$1,330,000 and Improvement Value reduced to \$237,889. (This value is applying the Sale Ratio of 0.7143)

Parachute 1009 LP
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 105 02 0 445.00
1009 8th Ave S, Nashville TN 37203

Motion to Change the Total value to \$21,071,850, by Charley Hankla, second by Alexa Coulton, unanimously approved. Land value of \$5,070,400 and Improvement Value reduced to \$16,001,450. (This value is applying the Sale Ratio of 0.7143)

Nashville Phase II Property Holder 2, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 105 03 0Y 001.00
1125 4th Ave S, Nashville TN 37210

Motion to Change the Total value to \$29,916,313, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land value of \$7,644,800 and Improvement Value reduced to \$22,271,513. (This value is applying the Sale Ratio of 0.7143)

VII. Adjournment

Motion to adjourn by Charley Hankla, second by Alexa Coulton, unanimously approved.

Meeting adjourned 2:20 PM.

ATTEST:

APPROVED:
