



## **MINUTES**

### **METROPOLITAN BOARD OF EQUALIZATION**

**Wednesday September 11, 2024**

**8:30 AM & 1:00 P.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: Mr. Carnell Scruggs, Ms. Deb Dawson, Ms. Mia Parker, and Mr. John Green. Also present were Herman Ruben, and Nathan Burton, with the Office of the Property Assessor. Mr. Sam Keen with Metro Legal were there as well. Assessor Vivian Wilhoite came into the meeting at approximately 1:35 PM and stayed until the conclusion.

III. Review and Approval of Minutes:

**\*\*NOTE\*\*** We did not begin hearing appeals until 1PM on Tuesday September 10, 2024. We started the afternoon with the morning session appeals of Monday September 9, 2024, continued with the afternoon appeals scheduled for Monday September 9, 2024. Upon completion of those appeals, we began with the Wednesday September 11, 2024, morning session and concluded with the afternoon session of Wednesday September 11, 2024.

IV. Public Comment Period

V. Appeals:

8:30 AM

6 parcels heard together

Byline Property Owner LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 082 05 0 133.00  
1500 2<sup>nd</sup> Ave N, Nashville TN 37208

Motion to Change the Total value to \$1,950,905, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value reduced to \$1,943,105 and Improvement Value of \$7,800. (This value is applying the Sale Ratio of 0.7143)

Byline Property Owner LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 082 05 0 134.00  
0 2<sup>nd</sup> Ave N, Nashville TN 37208

Motion to Change the Total Land value to \$502,492, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value reduced to \$502,492. (This value is applying the Sale Ratio of 0.7143)

Byline Property Owner LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 082 05 0 135.00  
1508 2<sup>nd</sup> Ave N, Nashville TN 37208

Motion to Change the Total Land value to \$857,216, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value reduced to \$857,216. (This value is applying the Sale Ratio of 0.7143)

Byline Property Owner LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 082 05 0 138.00  
0 1<sup>st</sup> Ave N, Nashville TN 37208

Motion to Change the Total Land value to \$1,241,471, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value reduced to \$1,241,471. (This value is applying the Sale Ratio of 0.7143)

Byline Property Owner LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 082 05 0 139.00  
0 1<sup>st</sup> Ave N, Nashville TN 37208

Motion to Change the Total Land value to \$2,453,410, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value reduced to \$2,453,410. (This value is applying the Sale Ratio of 0.7143)

Byline Property Owner LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 082 05 0 140.00  
100 Van Buren St, Nashville TN 37208

Motion to Change the Total Land value to \$1,832,668, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value reduced to \$1,832,668. (This value is applying the Sale Ratio of 0.7143)

Mainland Jefferson LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 082 13 0 183.00  
622 Jefferson St, Nashville TN 37208

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

1:00 PM Appeals:

MKVB Acklen, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 104 12 0 179.00  
1905 Acklen Ave, Nashville TN 37212

Motion to Change the Total value to \$1,464,315, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,396,600 and Improvement Value reduced to \$67,715. (This value is applying the Sale Ratio of 0.7143)

4 parcels heard together

Nashville Phase III Property Holder, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 03 0 194.00  
1214 Martin St, Nashville TN 37203

Motion to Change the Total value to \$497,810, by John Green, second by Mia Parker, unanimously approved. Land value reduced to \$486,010 and Improvement Value of \$11,800. (This value is applying the Sale Ratio of 0.7143)

Nashville Phase III Property Holder, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 03 0 195.00  
1216 Martin St, Nashville TN 37203

Motion to Change the Total value to \$447,866, by John Green, second by Mia Parker, unanimously approved. Land value reduced to \$431,866 and Improvement Value of \$16,000. (This value is applying the Sale Ratio of 0.7143)

Nashville Phase III Property Holder, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 03 0 196.00  
1218 Martin St, Nashville TN 37203

Motion to Change the Total value to \$447,866, by John Green, second by Mia Parker, unanimously approved. Land value reduced to \$432,366 and Improvement Value of \$15,500. (This value is applying the Sale Ratio of 0.7143)

Nashville Phase III Property Holder, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 03 0 197.00  
1220 Martin St, Nashville TN 37203

Motion to Change the Total value to \$647,213, by John Green, second by Mia Parker, unanimously approved. Land value reduced to \$635,413 and Improvement Value of \$11,800. (This value is applying the Sale Ratio of 0.7143)

Nashville Phase III Property Holder 2, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 03 0 336.00  
464 Chestnut St, Nashville TN 37203

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

Nashville Phase III Property Holder 2, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 03 0 337.00  
460 Chestnut St, Nashville TN 37203

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

Nashville Phase III Property Holder 2, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 03 0 338.00  
446 Chestnut St, Nashville TN 37203

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

Nashville Phase III Property Holder 3, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 03 0 347.00  
426 Chestnut St, Nashville TN 37203

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

Perimeter Court Partners, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 107 04 0A 002.00  
911 Perimeter Ct, Nashville TN 37214

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

Century Farms, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 174 00 0 280.00  
4234 Century Farms Ter, Antioch TN 37013

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

Century Farms, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 174 00 0 282.00  
4136 William Turner Pkwy, Antioch TN 37013

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

VI. Adjournment

Motion to adjourn by John Green, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 3:24 PM.

**ATTEST:**

**APPROVED:**

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