



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Monday September 16, 2024

8:30 AM

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, Ms. Mia Parker, and Ms. Sharon Emerson. Also present were Herman Ruben, and Gabe Martin, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the Minutes from the MBOE meetings of Monday August 26, 2024, Tuesday August 27, 2024, Wednesday August 28, 2024, and Thursday August 29, 2024, Motion by Lori Caste, second by Mia Parker, unanimously approved.

IV. Public Comment Period

V. New Business:

VI. Appeals:

8:30 AM

HTI Memorial Hospital Corporation  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 050 00 00 079.00  
3441 Dickerson Pike, Nashville TN 37207

Motion to Change the Total value to \$90,000,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$4,102,400 and Improvement Value reduced to \$85,897,600. (This value is applying the Sale Ratio of 0.7143)

MOB 147 of Tennessee, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 050 00 0 079.00 001  
3443 Dickerson Pike, Nashville TN 37207

Motion to Change the Total value to \$28,572,000, by Sharon Emerson, second by Mia Parker, unanimously approved. Land value of \$111,500 and Improvement Value reduced to \$28,460,500. (This value is applying the Sale Ratio of 0.7143)

Williams Portfolio 23, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 070 12 0 011.00  
101 Athens Way, Nashville TN 37228

Motion to Change the Total value to \$64,287,000, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$8,075,300 and Improvement Value reduced to \$56,211,700. (This value is applying the Sale Ratio of 0.7143)

Williams Portfolio 21, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 071 13 0 002.00  
281 Cumberland Bend, Nashville TN 37228

Motion to Change the Total value to \$46,429,500, by Sharon Emerson, second by Mia Parker, unanimously approved. Land value of \$6,275,000 and Improvement Value reduced to \$40,154,500. (This value is applying the Sale Ratio of 0.7143)

IMT Germantown, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 082 09 0 468.00  
1100 3<sup>rd</sup> Ave N, Nashville TN 37208

Motion to Change the Total value to \$62,858,400, by Lori Caste, second by Sharon Emerson, unanimously approved. Land value of \$10,586,800 and Improvement Value reduced to \$52,271,600. (This value is applying the Sale Ratio of 0.7143)

2 parcels heard together

Williams Portfolio 20, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 082 09 0 499.00  
200 Madison St, Nashville TN 37208

Motion to Change the Total value to \$7,950,773, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$1,073,300 and Improvement Value reduced to \$6,877,473. (This value is applying the Sale Ratio of 0.7143)

Williams Portfolio 20, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 082 09 0 500.00  
200 Madison St #10, Nashville TN 37208

Motion to Change the Total value to \$14,192,527, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$2,439,400 and Improvement Value reduced to \$11,753,127. (This value is applying the Sale Ratio of 0.7143)

HCPI/Tennessee, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 086 00 0 077.00  
3901 Central Pike, Hermitage TN 37076

Motion to Change the Total value to \$19,625,393, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$2,603,100 and Improvement Value reduced to \$17,022,293. (This value is applying the Sale Ratio of 0.7143)

MOB 71 of Tennessee, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 092 11 0 207.00  
2200 Murphy Ave, Nashville TN 37203

Motion to Change the Total value to \$2,142,900, by Lori Caste, second by Sharon Emerson, unanimously approved. Land value reduced to \$2,091,700 and Improvement Value reduced to \$51,200. (This value is applying the Sale Ratio of 0.7143)

HCP MOP LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 092 11 0 390.00 002  
250 25<sup>th</sup> Ave N, Nashville TN 37203

Motion to No Change the Total value of \$15,941,300, by Lori Caste, second by Sharon Emerson, unanimously approved. Land value of \$3,757,000 and Improvement Value of \$12,184,300. (This value is applying the Sale Ratio of 0.7143)

Health & Educational Facilities Board of Metro Govt.  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 092 15 0 034.00  
311 23<sup>rd</sup> Ave N, Nashville TN 37203

Motion to Change the Total value to \$47,088,500, by Sharon Emerson, second by Mia Parker, unanimously approved. Land value of \$17,309,600 and Improvement Value reduced to \$29,778,900. (This value is applying the Sale Ratio of 0.7143)

MOB 70 of Tennessee, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 092 15 0 075.00  
2225 Patterson St, Nashville TN 37203

Motion to Change the Total value to \$2,142,900, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$2,125,000 and Improvement Value reduced to \$17,900. (This value is applying the Sale Ratio of 0.7143)

IMT Capital IV Eight South, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 118 02 0 296.00  
2410 Elliott Ave, Nashville TN 37204

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

2 parcels heard together

IMT Capital IV Eight South, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 118 02 0 296.00 001  
0 Elliott Ave, Nashville TN 37204

Motion to Change the Total value to \$31,059,782, by Lori Caste, second by Sharon Emerson, unanimously approved. Land value of \$5,775,000 and Improvement Value reduced to \$25,284,782. (This value is applying the Sale Ratio of 0.7143)

IMT Capital IV Eight South, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 118 02 0 296.00 002  
0 Elliott Ave, Nashville TN 37204

Motion to Change the Total value to \$32,262,913, by Lori Caste, second by Sharon Emerson, unanimously approved. Land value of \$5,445,000 and Improvement Value reduced to \$26,817,913. (This value is applying the Sale Ratio of 0.7143)

HCP MOP LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 147 07 0 112.01 001  
393 Wallace Rd, Nashville TN 37211

Motion to No Change the Total value of \$4,136,400, by Sharon Emerson, second by Mia Parker, unanimously approved. Land value of \$217,200 and Improvement Value of \$3,919,200. (This value is applying the Sale Ratio of 0.7143)

Orion Nashville TN, LLC  
Ralph Mainland with Altus Group, appeared.  
Parcel ID 133 00 00 143.00  
695 Grassmere Park, Nashville TN 37211

Motion to Change the Total value to \$10,121,490, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$5,917,200 and Improvement Value reduced to \$4,204,290. (This value is applying the Sale Ratio of 0.7143)

VII. Adjournment

Motion to adjourn by Sharon Emerson, second by Mia Parker, unanimously approved.

Meeting adjourned 10:31 AM.

**ATTEST:**

**APPROVED:**

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