



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Monday September 23, 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. Charley Hankla, Ms. Melba Jackson, Ms. Deb Dawson, and Mr. Carnell Scruggs. Also present were Herman Ruben, and Alex Blake, with the Office of the Property Assessor. Sam Keen with Metro Legal was also present.

III. Review and Approval of Minutes:

IV. Public Comment Period

**\*\*NOTE\*\*** We did not begin to hear appeals until 1PM, however, the MBOE began with the appeals scheduled for 8:30 AM.

V. Appeals:

8:30 AM

Park Place Retail Partners  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 104 02 0 396.00  
2825 West End Ave, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Park Place Retail Partners  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 104 02 0 398.00  
108 29<sup>th</sup> Ave S, Nashville TN 37212

At the request of the appellant, this appeal is hereby withdrawn.

Park Place Retail Partners  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 104 02 0 399.00  
110 29<sup>th</sup> Ave S, Nashville TN 37212

At the request of the appellant, this appeal is hereby withdrawn.

Park Place Retail Partners  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 104 03 0 026.00  
2817 West End Ave, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Vanderbilt University  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 104 03 0 255.00  
0 Vanderbilt Pl, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

BMTN Owner LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 116 03 0 005.00  
4500 Harding Pike, Nashville TN 37205

At the request of the appellant, this appeal is hereby withdrawn.

Twelve South Partners, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 118 01 0 043.00  
2701 12<sup>th</sup> Ave S, Nashville TN 37204

Motion to Change the Total value to \$2,748,779, by Melba Jackson, second by Charley Hankla, unanimously approved. Land value of \$1,738,100 and Improvement Value reduced to \$1,010,679. (This value is applying the Sale Ratio of 0.7143)

Twelve South Partners, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 118 01 0 045.00  
2705 12<sup>th</sup> Ave S, Nashville TN 37204

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

1:00 PM

Wal-Mart Real Estate Business Trust  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 026 00 0 175.00  
2232 Gallatin Pike, Madison TN 37115

Motion to No Change the Total value of \$14,134,700, by Melba Jackson, second by Charley Hankla, unanimously approved. Land value of \$8,440,200 and Improvement Value of \$5,694,500.

Wal-Mart Real Estate Business Trust  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 050 12 0A 001.00  
3458 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total value of \$12,934,000, by Melba Jackson, second by Carnell Scruggs, unanimously approved. Land value of \$4,131,100 and Improvement Value of \$8,802,900.

Wal-Mart Real Estate Business Trust  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 064 15 0 035.00  
4722 Andrew Jackson Pkwy, Hermitage TN 37076

Motion to No Change the Total value of \$15,116,700, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$4,246,600 and Improvement Value of \$10,870,100.

Millan Holdings LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 075 14 0 135.00  
4101 Lebanon Pike, Hermitage TN 37076

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

Wal-Mart Real Estate Business Trust  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 102 00 0 087.00  
7044 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$14,148,200, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$6,144,100 and Improvement Value of \$8,004,100.

Wal-Mart Real Estate Business Trust  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 118 11 0 179.00  
2421 Powell Ave, Nashville TN 37204

Motion to No Change the Total value of \$10,050,000, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value of \$4,927,200 and Improvement Value of \$5,122,800.

4 Parcels heard together

Kamel Abdel Ikbariah Gift Trust  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 119 04 0 134.01  
302 E Thompson Ln, Nashville TN 37217

Motion to Change the Total value to \$110,719, by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$91,500 and Improvement Value reduced to \$19,219. (This value is applying the Sale Ratio of 0.7143)

Kamel Abdel Ikbariah Gift Trust  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 119 04 0 135.00  
1101 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$395,251, by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$371,100 and Improvement Value reduced to \$24,151. (This value is applying the Sale Ratio of 0.7143)

Kamel Abdel Ikbariah Gift Trust  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 120 01 0 001.00  
1113 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$1,534,887, by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$522,700 and Improvement Value reduced to \$1,012,187. (This value is applying the Sale Ratio of 0.7143)

Kamel Abdel Ikbariah Gift Trust  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 120 01 0 166.00  
1125 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$887,773, by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$460,000 and Improvement Value reduced to \$427,773. (This value is applying the Sale Ratio of 0.7143)

Hillsboro Road Retail Partners, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 131 02 0 103.00  
4106 B Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$2,897,201, by Charley Hankla, second by Carnell Scruggs, unanimously approved. Land value reduced to \$2,896,201 and Improvement Value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

3656 Trousdale Partners, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 133 00 0 139.00  
3656 Trousdale Dr, Nashville TN 37204

Motion to Change the Total value to \$2,479,335, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$832,000 and Improvement Value reduced to \$1,647,335. (This value is applying the Sale Ratio of 0.7143)

2 Parcels heard together

Brentwood Hills Associates, GP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 160 14 0 024.00  
782 Old Hickory Blvd 101-105, Brentwood TN 37027

Motion to Change the Total value to \$5,122,580, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$2,613,600 and Improvement Value reduced to \$2,508,980. (This value is applying the Sale Ratio of 0.7143)

Brentwood Hills Associates, GP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 160 14 0 025.00  
782 Old Hickory Blvd 106-122, Brentwood TN 37027

Motion to Change the Total value to \$7,421,957, by Carnell Scruggs, second by Charley Hankla, unanimously approved. Land value of \$3,619,800 and Improvement Value reduced to \$3,802,157. (This value is applying the Sale Ratio of 0.7143)

Brentwood Hills Associates, GP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 160 14 0 028.00  
774 Old Hickory Blvd, Brentwood TN 37027

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

Wal-Mart Real Estate Business Trust  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 161 00 0 032.00  
5531 Edmondson Pike, Nashville TN 37211

Both parties agree to continue this appeal until tomorrow, 09/24/2024, Motion by Charley Hankla, second by Melba Jackson, unanimously approved.

5620 Nolensville Pike LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 161 00 0 305.00  
5560 Nolensville Pike, Nashville TN 37211

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

Concord Place Associates, GP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 181 00 0 007.00  
10638 Concord Rd, Brentwood TN 37027

Motion to Change the Total value to \$10,149,489, by Melba Jackson, second by Charley Hankla, unanimously approved. Land value of \$5,368,800 and Improvement Value reduced to \$4,780,689.  
(This value is applying the Sale Ratio of 0.7143)

(This parcel was originally scheduled on 9/12/2024 and continued until today, 09/23/2024)

HC Van Buren, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 082 05 0 154.00  
91 Van Buren St, Nashville TN 37208

Motion to Change the Total value to \$5,555,825, by Melba Jackson, second by Charley Hankla, unanimously approved. Land value of \$5,294,700 and Improvement Value reduced to \$261,125.  
(This value is applying the Sale Ratio of 0.7143)

(This parcel was originally scheduled on 9/10/2024 and continued until today, 09/23/2024)

217 Third Owners LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 02 3 154.00  
217 3<sup>rd</sup> Ave N, Nashville TN 37201

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

(This parcel was originally scheduled on 9/10/2024 and continued until today, 09/23/2024)

215 Third Owners, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 02 3 163.00  
215 3<sup>rd</sup> Ave N, Nashville TN 37201

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

(This parcel was originally scheduled on 9/12/2024 and continued until today, 09/23/2024)

MTP-1414 4<sup>th</sup> Avenue South, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 07 0 469.00  
1414 4<sup>th</sup> Ave S, Nashville TN 37210

Motion to Change the Total value to \$27,273,813, by Charley Hankla, second by Melba Jackson, unanimously approved. Land value of \$9,733,100 and Improvement Value reduced to \$17,540,713.  
(This value is applying the Sale Ratio of 0.7143)

VI. Adjournment

Motion to adjourn by Melba Jackson, second by Charley Hankla, unanimously approved.

Meeting adjourned 2:52 PM.

**ATTEST:**

**APPROVED:**

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