



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday September 10, 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. John Green, Mr. Carnell Scruggs, Ms. Deb Dawson, and Mr. Michael Milliner. Also present were Herman Ruben, and Alex Blake, with the Office of the Property Assessor and Assessor Vivian Wilhoite were also present.

III. Review and Approval of Minutes:

IV. Public Comment Period

****NOTE**** Tuesday September 10, 2024, and Thursday September 12, 2024, Appeals scheduled were heard on September 11, 2024, at 8:30 AM and September 11, 2024, at 1:30 PM respectively. The minutes will reflect the actual date of the scheduled appeals.

V. Appeals:

8:30 AM

Invent Communities, Inc.
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 082 03 0 416.00
901 Meridian St, Nashville TN 37207

Motion to Change the Total value to \$3,785,790, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$975,000 and Improvement Value reduced to \$2,810,790. (This value is applying the Sale Ratio of 0.7143)

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

Motion to continue this parcel until 09/23/2024, by John Green, second by Carnell Scruggs, unanimously approved.

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

Motion to continue this parcel until 09/23/2024, by John Green, second by Carnell Scruggs, unanimously approved.

Sudekum, L.P.
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 05 0 184.00
912 Broadway, Nashville TN 37203

Motion to Change the Total value to \$9,193,522, by Michael Milliner, second by John Green, unanimously approved. Land value reduced to \$9,149,122 and Improvement Value of \$44,400. (This value is applying the Sale Ratio of 0.7143)

2 parcels heard together

L & C Garage Owner, LLC & L & C Garage Owner II, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 06 1 091.00
148 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total value to \$8,595,717, by John Green, second by Michael Milliner, unanimously approved. Land value of \$3,549,000 and Improvement Value increased to \$5,046,717. (This value is applying the Sale Ratio of 0.7143)

L & C Garage Owner, LLC & L & C Garage Owner II, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 06 1 092.00
144 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total value to \$9,131,066, by John Green, second by Michael Milliner, unanimously approved. Land value of \$3,844,800 and Improvement Value increased to \$5,286,266. (This value is applying the Sale Ratio of 0.7143)

**This completed the morning session for Tuesday September 10, 2024, and the Board continued and heard the 1:00 PM Appeals for Tuesday September 10, 2024.

1:00 PM Appeals:

WCP Partners, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 070 04 0 111.00
2311 Whites Creek Pike, Nashville TN 37207

Motion to Change the Total Land value to \$780,016, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$780,016. (This value is applying the Sale Ratio of 0.7143)

1712 Jefferson Street, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 081 15 0 637.00
1712 Jefferson St, Nashville TN 37208

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

Grand Ole Opry, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 06 3 071.00
116 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total value to \$31,264,054, by Michael Milliner, second by John Green, unanimously approved. Land value of \$23,234,400 and Improvement Value reduced to \$8,029,654. (This value is applying the Sale Ratio of 0.7143)

CBR 217 2nd Avenue-Garage, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 06 4F 002.00
217 2nd Ave S, Nashville TN 37201

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

5 parcels heard together

Albion Music Row, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 09 0 211.00
1517 McGavock St, Nashville TN 37203

Motion to Change the Total value to \$4,068,939, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$4,055,339 and Improvement Value of \$13,600. (This value is applying the Sale Ratio of 0.7143)

Albion Music Row, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 09 0 212.00
1515 McGavock St, Nashville TN 37203

Motion to Change the Total value to \$2,268,844, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$2,252,344 and Improvement Value of \$16,500.

(This value is applying the Sale Ratio of 0.7143)

Albion Music Row 1501 LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 09 0 213.00
1511 McGavock St, Nashville TN 37203

Motion to Change the Total value to \$4,094,185, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$4,053,385 and Improvement Value of \$40,800.

(This value is applying the Sale Ratio of 0.7143)

Albion Music Row 1501 LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 09 0 214.00
1509 McGavock St, Nashville TN 37203

Motion to Change the Total value to \$2,631,685, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$2,604,485 and Improvement Value of \$27,200.

(This value is applying the Sale Ratio of 0.7143)

Albion Music Row 1501 LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 093 09 0 215.00
1501 McGavock St, Nashville TN 37203

Motion to Change the Total value to \$9,079,647, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$9,008,847 and Improvement Value of \$70,800.

(This value is applying the Sale Ratio of 0.7143)

HCD Wedgewood 525 Hagan, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 105 07 0 074.00
525 Hagan St, Nashville TN 37203

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

HCD Wedgewood 525 Hagan, LLC
Richard Hunt with Evans and Petree PC, appeared.
Parcel ID 105 07 0 076.00
521 Hagan St, Nashville TN 37203

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

VI. Adjournment

Motion to adjourn by Charley Hankla, second by Sharon Emerson, unanimously approved.

Meeting adjourned 3:03 PM.

ATTEST:

APPROVED:
