



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday September 12, 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. Charley Hankla, Mr. Derrick Starks, and Ms. Sharon Emerson. Also present were Herman Ruben, and Alex Blake, with the Office of the Property Assessor. Sam Keen with Metro Legal and Assessor Vivian Wilhoite were also present.

III. Review and Approval of Minutes:

IV. Public Comment Period

****NOTE**** Due to the Chair nor Vice Chair being present at this meeting, the MBOE elected Mr. Derrick Starks, Temporary Chair for this meeting, Motion by Sharon Emerson, second by Charley Hankla, unanimously approved.

****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

Lone Oak-Nashville II, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 071 13 0 003.00
245 Great Circle Rd, Nashville TN 37228

Motion to Change the Total value to \$45,358,050, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land value of \$18,682,900 and Improvement Value reduced to \$26,675,150. (This value is applying the Sale Ratio of 0.7143)

GTOWN Storage, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 082 09 0 507.00
1232 3rd Ave N, Nashville TN 37208

Motion to Change the Total value to \$9,661,622, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land value of \$1,190,400 and Improvement Value reduced to \$8,471,222. (This value is applying the Sale Ratio of 0.7143)

LDR, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 08 0 035.00
615 Davidson St, Nashville TN 37213

At the request of the appellant, this appeal is hereby withdrawn.

1000 Davidson, LP
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 08 0 082.00
1106 Davidson St, Nashville TN 37206

At the request of the appellant, this appeal is hereby withdrawn.

800 Davidson, LP
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 08 0 083.00
690 Davidson St, Nashville TN 37213

At the request of the appellant, this appeal is hereby withdrawn.

R Square Properties LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 093 10 0 073.00
727 Korean Veterans Blvd, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

1130 Davidson, LP
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 094 05 0 107.00
1130 Davidson St, Nashville TN 37206

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

1400 Davidson, LP
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 094 05 0 113.00
1400 Davidson St, Nashville TN 37206

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

**This completed the morning session of Thursday September 12, 2024, and the Board continued and heard the 1:00 PM appeals for Thursday September 12, 2024.

1:00 PM Appeals:

Madison Center Partners, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 051 00 0 180.00
1508 Gallatin Pike, Madison TN 37115

Motion to Change the Total value to \$11,128,794, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land value of \$3,323,600 and Improvement Value reduced to \$7,805,194. (This value is applying the Sale Ratio of 0.7143)

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 continue this parcel until 09/23/2024, by Charley Hankla, second by Sharon Emerson, unanimously approved.

Lebanon Pike Partners, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 094 00 0 074.00
1407 Lebanon Pike, Nashville TN 37210

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

Lebanon Pike Partners, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 094 00 0 075.00
1405 Lebanon Pike, Nashville TN 37210

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

2 parcels heard together

HCD Wedgewood 429 Houston, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 105 07 0 011.00
430 Humphreys St, Nashville TN 37203

Motion to Change the Total Land value to \$375,750, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land value reduced to \$375,750. (This value is applying the Sale Ratio of 0.7143)

HCD Wedgewood 429 Houston, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 105 07 0 013.00
426 Humphreys St, Nashville TN 37203

Motion to Change the Total value to \$752,844, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land value reduced to \$751,344 and Improvement Value of \$1,500. (This value is applying the Sale Ratio of 0.7143)

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

Motion to continue this parcel until 09/23/2024, by Sharon Emerson, second by Charley Hankla, unanimously approved.

Lewis Family Revocable Living Trust
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 118 12 0 020.00
2700 Eugenia Ave, Nashville TN 37211

Motion to Change the Total value to \$785,730, by Charley Hankla, second by Sharon Emerson, unanimously approved. Land value reduced to \$173,800 and Improvement Value reduced to \$611,930. (This value is applying the Sale Ratio of 0.7143)

Exeter Airpark Center BLD 1, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 121 11 0B 001.00
101 Airpark Ctr E, Nashville TN 37217

Motion to Change the Total value to \$21,483,287, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land value of \$852,000 and Improvement Value reduced to \$20,631,287. (This value is applying the Sale Ratio of 0.7143)

Exeter Airpark Center BLD 2, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 121 11 0B 002.00
111 Airpark Ctr E, Nashville TN 37217

Motion to Change the Total value to \$23,000,460, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land value of \$744,000 and Improvement Value reduced to \$22,256,460. (This value is applying the Sale Ratio of 0.7143)

Exeter Airpark Center Building 3, LLC
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 121 11 0B 003.00
121 Airpark Ctr E, Nashville TN 37217

Motion to Change the Total value to \$26,286,240, by Sharon Emerson, second by Charley Hankla, unanimously approved. Land value of \$939,800 and Improvement Value reduced to \$25,346,440. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment

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

Meeting adjourned 3:03 PM.

ATTEST:

APPROVED:
