



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Thursday, August 17, 2017

9:00 A.M. & 1:00 PM

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 2nd Avenue South, Suite 210

I. Call To Order

II. Roll Call

Members present included: Ms. Mara Thompson, Mr. Bob Notestine, Mr. Derrick Starks, Ms. Lyn Brandmeir, and Mr. Don Turner. (Don Turner was sworn in prior to the Meeting beginning by Brenda Wynn, County Clerk) Jason Bobo with Metro Legal, Derrick Hammond, Randy Ward and Herman Ruben with the Property Assessor's office were also present.

III. Motion to approve the August 16, 2017 minutes, by Mara Thompson, second by Bob Notestine.

IV. New Business

Appeals:

9:00 AM

Jerry N. & Belinda C. Vanatta, Trustees  
Parcel ID 069 12 0 024.00  
0 Bellefield Ave, Nashville TN 37218

Motion to No Change the Total Land Value of \$12,700, by Lyn Brandmeir, second by Mara Thompson, unanimously approved. Land Value of \$12,700.

Jerry & Belinda Vanatta  
Parcel ID 069 12 0 026.00  
3730 Clarksville Pike, Nashville TN 37218

Motion to Change the Total Value of \$224,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$74,700 and Improvement Value reduced to \$149,300.

Jerry & Belinda Vanatta  
Parcel ID 069 12 0 028.00  
3724 Clarksville Pike, Nashville TN 37218

Motion to Change the Total Land Value to \$3,200, by Lyn Brandmeir, second by Mara Thompson, unanimously approved. Land Value reduced to \$3,200.

Jerry & Belinda Vanatta  
Parcel ID 069 12 0 029.00  
3720 Clarksville Pike, Nashville TN 37218

Motion to Change the Total Value to \$165,000, by Lyn Brandmeir, second by Mara Thompson, unanimously approved. Land Value of \$79,300 and Improvement Value reduced to \$85,700.

Jerry N. & Belinda C. Vanatta, Trustees  
Parcel ID 069 12 0 045.00  
0 Bellefield Ave, Nashville TN 37218

Motion to No Change the Total Land Value of \$12,400, by Mara Thompson, second by Don Turner, unanimously approved. Land Value of \$12,400.

Jerry N. & Belinda C. Vanatta, Trustees  
Parcel ID 069 12 0 046.00  
0 Bellefield Ave, Nashville TN 37218

Motion to No Change the Total Land Value of \$7,000, by Mara Thompson, second by Lyn Brandmeir, unanimously approved. Land Value of \$7,000.

Jerry N. & Belinda C. Vanatta, Trustees  
Parcel ID 069 12 0 047.00  
0 Bellefield Ave, Nashville TN 37218

Motion to Change the Total Land Value to \$7,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value reduced to \$7,000.

10:30 AM

Richard W. Lanius  
Parcel ID 025 04 0 102.00  
106 Jones Ave, Goodlettsville TN 37072

Motion to No Change the Total Value of \$445,600, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$96,300 and Improvement Value of \$349,300.

Richard W. & Helen Lanius  
Parcel ID 025 04 0 111.00  
223 S Main St, Goodlettsville TN 37072

Motion to Change the Total Land Value to \$383,100, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value reduced to \$383,100.

11:00 AM

White Bridge Investment Trust  
Charles Biter, Trustee  
Parcel ID 103 02 0C 043.00  
276 White Bridge Pike #43, Nashville TN 37209

Motion to Change the Total Value to \$48,000, by Mara Thompson, second by Bob Notestine, unanimously approved. Land Value of \$10,000 and Improvement Value reduced to \$38,000.

White Bridge Investment Trust  
Charles Biter, Trustee  
Parcel ID 103 02 0C 044.00  
276 White Bridge Pike #44, Nashville TN 37209

Motion to Change the Total Value to \$48,000, by Don Turner, second by Mara Thompson, unanimously approved. Land Value of \$10,000 and Improvement Value reduced to \$38,000.

11:30 AM

Matt Healy  
Parcel ID 092 12 0 286.00  
1908 Church St, Nashville TN 37203

Motion to Change the Total Value to \$667,000, by Bob Notestine, second by Mara Thompson, unanimously approved. Land Value of \$510,000 and Improvement Value reduced to \$157,000.

1:00 PM Appeals

Members present included: Ms. Rhonda Weaver, Ms. Glenda Chambers, and Dr. John Flanagan, Derrick Hammond, Randy Ward and Herman Ruben with the Property Assessor's office were also present.

1:00 PM

Broadstone South Gulch, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 093 14 0 570.00  
803 Division St, Nashville TN 37203

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

Brittany Hall Apartments, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 106 00 0 130.00  
120 Millwood Dr, Nashville TN 37217

Motion to Change the Total Value to \$10,500,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$1,326,000 and Improvement Value reduced to \$9,174,000.

Broadstone/USPF 8<sup>th</sup> South, LP  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 118 02 0 296.00  
0 Elliott Ave, Nashville TN 37204

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

Broadstone/USPF 8<sup>th</sup> South, LP  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 118 02 0 296.00 002  
0 Elliott Ave, Nashville TN 37204

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

Brentwood Station Holdings #1, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 161 00 0 119.00  
765 McMurray Dr, Nashville TN 37211

Motion to Change the Total Value to \$18,000,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$1,568,000 and Improvement Value reduced to \$16,432,000.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 00 0 257.00  
8036 Bienville Dr, Nashville TN 37211

Motion to No Change the Total Value of \$28,954,700, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$2,896,200 and Improvement Value of \$26,058,500.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 00 0 106.00  
6900 Lenox Village Dr, Nashville TN 37211

Motion to No Change the Total Value of \$51,320,200, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$2,728,800 and Improvement Value of \$48,591,400.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 555.00  
6901 Lenox Village Dr #10, Nashville TN 37211

Motion to Change the Total Value to \$188,925, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$156,925.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 556.00  
6901 Lenox Village Dr #101, Nashville TN 37211

Motion to Change the Total Value to \$239,580, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$207,580.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 557.00  
6901 Lenox Village Dr #102, Nashville TN 37211

Motion to Change the Total Value to \$248,325, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$216,325.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 558.00  
6901 Lenox Village Dr #103, Nashville TN 37211

Motion to Change the Total Value to \$302,940, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$270,940.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 559.00  
6901 Lenox Village Dr #104, Nashville TN 37211

Motion to Change the Total Value to \$222,750, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$190,750.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 560.00  
6901 Lenox Village Dr #105, Nashville TN 37211

Motion to Change the Total Value to \$235,125, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$203,125.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 561.00  
6901 Lenox Village Dr #106, Nashville TN 37211

Motion to Change the Total Value to \$164,850, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$132,850.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 562.00  
6901 Lenox Village Dr #107, Nashville TN 37211

Motion to Change the Total Value to \$241,890, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$209,890.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 563.00  
6901 Lenox Village Dr #108, Nashville TN 37211

Motion to Change the Total Value to \$241,560, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$209,560.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 564.00  
6901 Lenox Village Dr #201, Nashville TN 37211

Motion to Change the Total Value to \$138,500, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$106,500.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 565.00  
6901 Lenox Village Dr #202, Nashville TN 37211

Motion to Change the Total Value to \$119,800, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$87,800.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 566.00  
6901 Lenox Village Dr #203, Nashville TN 37211

Motion to No Change the Total Value of \$174,500, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value of \$142,500.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 567.00  
6901 Lenox Village Dr #204, Nashville TN 37211

Motion to Change the Total Value to \$193,200, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value of \$161,200.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 568.00  
6901 Lenox Village Dr #205, Nashville TN 37211

Motion to Change the Total Value to \$136,200, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value of \$104,200.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 569.00  
6901 Lenox Village Dr #206, Nashville TN 37211

Motion to Change the Total Value to \$134,700, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value of \$102,700.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 570.00  
6901 Lenox Village Dr #207, Nashville TN 37211

Motion to Change the Total Value to \$145,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value of \$113,000.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 571.00  
6901 Lenox Village Dr #208, Nashville TN 37211

Motion to Change the Total Value to \$211,600, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value increased to \$179,600.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 573.00  
6901 Lenox Village Dr #210, Nashville TN 37211

Motion to Change the Total Value to \$196,400, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$164,400.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 574.00  
6901 Lenox Village Dr #211, Nashville TN 37211

Motion to Change the Total Value to \$147,100, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$115,100.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 575.00  
6901 Lenox Village Dr #301, Nashville TN 37211

Motion to Change the Total Value to \$138,500, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$106,500.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 576.00  
6901 Lenox Village Dr #302, Nashville TN 37211

Motion to Change the Total Value to \$119,800, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$87,800.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 577.00  
6901 Lenox Village Dr #303, Nashville TN 37211

Motion to No Change the Total Value of \$174,500, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value of \$142,500.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 579.00  
6901 Lenox Village Dr #305, Nashville TN 37211

Motion to Change the Total Value to \$136,200, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$104,200.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 580.00  
6901 Lenox Village Dr #306, Nashville TN 37211

Motion to Change the Total Value to \$134,700, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$102,700.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 581.00  
6901 Lenox Village Dr #307, Nashville TN 37211

Motion to Change the Total Value to \$145,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$113,000.

PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 582.00  
6901 Lenox Village Dr #308, Nashville TN 37211

Motion to Change the Total Value to \$211,600, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value increased to \$179,600.



PAC Lenox Retreat, LLC  
John Hunsucker with Property Tax Consultants appearing  
Parcel ID 172 12 0D 584.00  
6901 Lenox Village Dr #310, Nashville TN 37211

Motion to Change the Total Value to \$196,400, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$32,000 and Improvement Value reduced to \$164,400.

3:30 PM

Studio A Preservation Partners  
John McDonald appearing  
Parcel ID 092 16 0 432.00  
0 Music Sq W, Nashville TN 37203

Motion to continue this appeal to a later date to be determined, by Glenda Chambers, second by John Flanagan, unanimously approved.

3:45 PM

Rudy & Wright Enterprises, Inc.  
Parcel ID 062 00 0 159.00  
2520 Music Valley Dr, Nashville TN 37214

No Show-Appellant did not appear for their appeal.

4:00 PM

Laurence M. Papel, Trustee  
Michael Kmainski, appearing  
Parcel ID 093 06 4 001.00  
322 Broadway, Nashville TN 37201

Motion to Change the Total Value to \$13,065,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$3,484,000 and Improvement Value reduced to \$9,581,000.

V. Adjournment

Motion to adjourn by John Flanagan, second by Glenda Chambers, unanimously approved.

Meeting adjourned 4:22 P.M.

**ATTEST:**

**APPROVED:**

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