



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Tuesday, August 8, 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, Ms. Glenda Chambers, and Dr. John Flanagan, Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

As both the Chair and Vice Chair were not present, as a Board, the MBOE nominated and approved Glenda Chambers, as Temporary Chair, by Mara Thompson, second by John Flanagan, unanimously approved.

- III. Motion to approve the August 7, 2017 minutes, by Mara Thompson, second by John Flanagan.
- IV. New Business

Appeals:

9:00 AM

Nashville Christian Towers  
Bill Purcell, Bill Lassiter, Terry Evans and Phil Henry all appeared  
Parcel ID 106 00 0 113.00  
100 Foothill Ct, Nashville TN 37217

Motion to Change the Total Value to \$8,000,000, by Mara Thompson, second by John Flanagan, unanimously approved. Land Value of \$93,000 and Improvement Value reduced to \$7,907,000.

9:15 AM

Oakley Enterprises, G.P. (Barry Oakley appeared)  
Parcel ID 052 16 0 111.00  
1311 Neelys Bend Rd, Madison TN 37115

Motion to Change the Total Value to \$526,500, by Mara Thompson, second by John Flanagan, unanimously approved. Land Value of \$78,400 and Improvement Value reduced to \$448,100.

Oakley Enterprises, G.P. (Barry Oakley appeared)  
Parcel ID 075 10 0 194.00  
4209 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$344,000, by Mara Thompson, second by John Flanagan, unanimously approved. Land Value of \$240,000 and Improvement Value reduced to \$104,000.

Oakley Enterprises, GP (Barry Oakley appeared)  
Parcel ID 084 16 0 152.00  
226 Shady Grove Rd, Nashville TN 37214

Motion to Change the Total Value to \$864,000, by Mara Thompson, second by John Flanagan, unanimously approved. Land Value of \$315,000 and Improvement Value reduced to \$549,000.

Oakley Enterprise, G.P. (Barry Oakley appeared)  
Parcel ID 094 12 0 048.00  
0 Clovernook Dr, Nashville TN 37210

Motion to Change the Total Land Value to \$24,500, by John Flanagan, second by Mara Thompson, unanimously approved. Land Value reduced to \$24,500.

Oakley Enterprises, G.P. (Barry Oakley appeared)  
Parcel ID 094 12 0 067.00  
1800 Lebanon Pike, Nashville TN 37210

Motion to Change the Total Land Value to \$30,000, by John Flanagan, second by Mara Thompson, unanimously approved. Land Value reduced to \$30,000.

Oakley Enterprises, G.P. (Barry Oakley appeared)  
Parcel ID 094 12 0 068.00  
1732 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total Land Value of \$1,500, by John Flanagan, second by Mara Thompson, unanimously approved. Land Value of \$1,500.

Oakley Enterprises, G.P. (Barry Oakley appeared)  
Parcel ID 095 04 0 043.00  
2509 Lebanon Pike, Nashville TN 37214

Motion to Change the Total Value to \$810,000, by Mara Thompson, second by John Flanagan, unanimously approved. Land Value of \$428,600 and Improvement Value reduced to \$381,400.

Oakley, Barry N.  
Parcel ID 095 05 0 113.00  
1936 A Dahlia Dr, Nashville TN 37210

Motion to Change the Total Value to \$175,350, by John Flanagan, second by Mara Thompson, unanimously approved. Land Value of \$39,000 and Improvement Value reduced to \$136,350.

Oakley, Barry N.  
Parcel ID 095 06 0 026.00  
0 Craigmeade Dr, Nashville TN 37214

Motion to Change the Total Land Value to \$25,000, by Mara Thompson, second by John Flanagan, unanimously approved. Land Value reduced to \$25,000.

Oakley, Barry N.  
Parcel ID 095 06 0 027.00  
244 Craigmeade Dr, Nashville TN 37214

Motion to Change the Total Land Value to \$75,600, by Mara Thompson, second by John Flanagan, unanimously approved. Land Value reduced to \$75,600.

Oakley, Barry N.  
Parcel ID 095 07 0 157.00  
280 E McGavock Pike, Nashville TN 37214

Motion to Change the Total Value to \$525,000, by Mara Thompson, second by John Flanagan, unanimously approved. Land Value of \$40,000 and Improvement Value reduced to \$485,000.

As these last several appeals were being discussed, it was discovered by the MBOE that several parcels within the same street were not being given correct adjustments based on other parcels, specifically, a Noise adjustment. Map and Parcels 095 06 0 028.00 and 095 06 0 041.00 were not reduced at a 60% Noise adjustment on the land as the others were. The MBOE discussed this and moved by Motion to reduce these two (2) parcels with a 60% Noise adjustment. Parcel 028 was reduced to an overall value of \$292,100; Parcel 041 was reduced to an overall value of \$235,600. Motion by Mara Thompson, second by John Flanagan, unanimously approved.

1:00 PM Appeals

Members present included: Mr. Bob Notestine, Mr. Derrick Starks, and Ms. Jacqueline Kelly. Also present were Derrick Hammond and Herman Ruben with the Property Assessor's office.

1:00 PM

McGregor, Hilda M.  
Parcel ID 128 13 0A 237.00  
237 Westfield Dr, Nashville TN 37221

Motion to Change the Total Value to \$130,000, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$28,000 and Improvement Value reduced to \$102,000.

1:15 PM

Carmike Cinemas, Inc. (Chris Wilson appearing)  
Parcel ID 034 06 0 009.00  
721 Myatt Dr, Madison TN 37115

Motion to Change the Total Value to \$3,900,000, by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,875,300 and Improvement Value reduced to \$2,024,700.

Millwood Housing Partners, LLC (Chris Wilson appearing)  
Parcel ID 162 00 0 250.00  
1430 Bell Rd, Nashville TN 37211

Motion to No Change the Total Value of \$39,527,700, by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$4,384,000 and Improvement Value of \$35,143,700.

1:45 PM

Sun Life Assurance Company of Canada (Rachel Brooks appearing)  
Parcel ID 093 06 2 034.00  
211 Commerce St #100, Nashville TN 37201

Motion to Change the Total Value to \$57,000,000, by Jacqueline Kelly, second by Bob Notestine, unanimously approved. Land Value of \$5,445,000 and Improvement Value reduced to \$51,555,000.

2:00 PM

Hermitage Manor Apartments, L.P. (John McDonald appearing)  
Parcel ID 086 00 0 759.00  
1316 Tulip Grove Rd, Hermitage TN 37076

Motion to Change the Total Value to \$5,018,720, by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$672,000 and Improvement Value reduced to \$4,346,720.

ECG Tower, LLC (John McDonald appearing)  
Parcel ID 093 06 3 000.00 002  
611 Commerce St, Nashville TN 37203

Motion to Change the Total Value to \$16,000,000, by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$5,400,000 and Improvement Value reduced to \$10,600,000.

Nashville M3-08, LLC (John McDonald appearing)  
Parcel ID 161 00 0 134.00  
5646 Amalie Dr, Nashville TN 37211

Motion to Change the Total Value to \$8,000,000, by Bob Notestine, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,078,000 and Improvement Value reduced to \$6,922,000.

V. Adjournment

Motion to adjourn by Bob Notestine, second by Jacqueline Kelly, unanimously approved.

Meeting adjourned 2:32 P M.

**ATTEST:**

**APPROVED:**

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