



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday, September 19, 2017

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

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

I. Call To Order

II. Roll Call

Members present included: Mr. Don Turner, Ms. Lyn Brandmeir, and Mr. Bob Notestine. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

As both the Chair and Vice Chair were not present, the MBOE, by Motion, appointed Lyn Brandmeir, Temporary Chair, and Motion by Bob Notestine, second by Don Turner, unanimously approved.

III. New Business

Review and approval of Minutes from Friday September 15, 2017 and Monday September 18, 2017, Motion by Bob Notestine, second by Don Turner, unanimously approved.

IV. Appeals:

9:00 AM

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 092 12 0 439.00
1515 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$1,271,000, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,237,500 and Improvement Value of \$33,500.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 092 12 0 440.00
1517 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$782,000, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$761,400 and Improvement Value of \$20,600.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 092 12 0 441.00
1519 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$481,300, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$468,600 and Improvement Value of \$12,700.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 092 12 0 442.00
1521 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$392,500, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$383,400 and Improvement Value of \$9,100.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 092 12 0 443.00
1523 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$787,600, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$766,800 and Improvement Value of \$20,800.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 092 12 0 444.00
116 16th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$666,700, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$653,400 and Improvement Value of \$13,300.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 092 12 0 445.00
112 16th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$1,122,100, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,097,700 and Improvement Value of \$24,400.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 092 12 0 446.00
1530 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$2,720,300, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$2,679,000 and Improvement Value of \$41,300.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 021.00
1501 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$1,909,100, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,904,800 and Improvement Value of \$4,300.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 023.00
1509 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$1,419,300, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,398,000 and Improvement Value of \$21,300.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 024.00
1511 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$1,479,800, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,404,000 and Improvement Value of \$75,800.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 025.00
1518 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$2,401,400, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$2,386,200 and Improvement Value reduced to \$15,200.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 026.00
1518 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$1,427,200, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,423,500 and Improvement Value reduced to \$3,700.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 027.00
1512 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$3,043,900, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$3,037,500 and Improvement Value reduced to \$6,400.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 028.00
1510 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$1,660,100, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,650,000 and Improvement Value reduced to \$10,100.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 029.00
1506 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$3,665,400, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$3,622,500 and Improvement Value reduced to \$42,900.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 030.00
1506 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$1,985,800, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,961,300 and Improvement Value of \$24,500.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 031.00
1502 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$1,899,900, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,876,200 and Improvement Value of \$23,700.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 032.00
1500 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$2,065,500, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$2,037,500 and Improvement Value of \$28,000.

Jim Reed Chevrolet Company
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 084.00
110 15th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$795,100, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$764,500 and Improvement Value reduced to \$30,600.

Jim Reed Automotive, Inc.
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 101.00
1406 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$1,432,600, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,419,600 and Improvement Value of \$13,000.

Jim Reed Automotive, Inc.
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 093 09 0 102.00
1408 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$2,776,500, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$2,730,000 and Improvement Value of \$46,500.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 163 00 0 298.00
5300 Mt. View Rd, Antioch TN 37013

Motion to Change the Total Value to \$2,177,400, by Bob Notestine, second by Don Turner, unanimously approved. Land Value of \$580,000 and Improvement Value reduced to \$1,597,400.

Broadway Realty Company
Tom McNeil with McNeil & Company appearing
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 163 00 0 299.00
5312 Mt. View Rd, Antioch TN 37013

Motion to No Change the Total Value of \$502,600, by Bob Notestine, second by Don Turner, unanimously approved. Land Value of \$448,200 and Improvement Value of \$54,400.

11:00 AM

Music City Building Venture, LLC
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 060 00 0 096.00
575 Brick Church Park Dr, Nashville TN 37207

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

CARS-DB4, LP
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 119 09 0 260.00
241 Thompson Ln, Nashville TN 37211

Motion to No Change the Total Value of \$1,842,400, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$642,900 and Improvement Value of \$1,199,500.

CARS-DB4, LP
William Ryan & Chris Glidewell with Pivotal Tax Solutions appearing
Parcel ID 119 09 0 280.00
2902 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$752,000, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$474,900 and Improvement Value reduced to \$277,100.

1:00 PM APPEALS

Roll Call:

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

1:00 PM

Dr. David L & Cathy J Boles
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 026 00 0 153.00
304 Northcreek Blvd, Goodlettsville TN 37072

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

Peter Bruce, LLC
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 070 10 0 017.00
601 Mainstream Dr, Nashville TN 37228

Motion to Change the Total Value to \$6,120,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$1,385,500 and Improvement Value reduced to \$4,734,500.

Ebon Falcon, LLC
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 070 11 0 002.00
601 Mainstream Dr, Nashville TN 37228

Motion to Change the Total Value to \$12,790,300, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$2,303,000 and Improvement Value reduced to \$10,487,300.

Ebon Falcon, LLC
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 070 11 0 007.00
540 Mainstream Dr, Nashville TN 37228

Motion to No Change the Total Value of \$1,493,700, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,355,200 and Improvement Value of \$138,500.

Cumberland Investors, GP
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 071 13 0 016.00
215 Cumberland Bnd, Nashville TN 37228

Motion to Change the Total Value to \$7,529,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$2,036,900 and Improvement Value reduced to \$5,492,100.

SEV Metrocenter III, LLC
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 071 13 0 020.00
201 Great Circle Rd, Nashville TN 37228

Motion to Change the Total Value to \$5,163,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,836,500 and Improvement Value reduced to \$3,326,500.

Industrial Development Board of the Metro Govt of Nash & Davidson County
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 093 06 0 095.00
200 4th Ave S, Nashville TN 37203

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

Cornerstone Partners, LP
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 093 06 1 026.00
202 6th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$1,796,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$891,000 and Improvement Value of \$905,000.

Cornerstone Partners, LP
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 093 06 1 027.00
530 Church St, Nashville TN 37219

Motion to No Change the Total Value of \$2,344,100, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$1,200,000 and Improvement Value of \$1,144,100.

Highwoods Realty Limited Partnership
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 093 06 4 063.00 001
0 3rd Ave S, Nashville TN 37201

Motion to Change the Total Value to \$158,000,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$17,568,300 and Improvement Value reduced to \$140,431,700.

David W Kline & Mary Jenkins Et Al
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 093 11 0 198.00
44 Rutledge St, Nashville TN 37210

Motion to No Change the Total Value of \$1,553,700, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$969,000 and Improvement Value of \$584,700.

Southwestern/Great American, Inc.
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 095 07 0 156.00
2451 Atrium Way, Nashville TN 37214

Motion to Change the Total Value to \$12,792,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$2,548,300 and Improvement Value reduced to \$10,243,700.

Kenner Ave Properties
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 103 15 0 030.00
104 Kenner Ave, Nashville TN 37205

Motion to No Change the Total Value of \$1,841,200, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$620,700 and Improvement Value of \$1,220,500.

Highwoods Realty Limited Partnership
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 104 06 0 023.00
3322 Park Dr, Nashville TN 37203

Motion to Change the Total Value to \$49,387,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$7,514,000 and Improvement Value reduced to \$41,873,000.

Dan H Jordan, Et Ux
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 117 10 0 086.00
2309 Crestmoor Rd, Nashville TN 37215

Motion to Change the Total Value to \$1,985,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$1,575,000 and Improvement Value reduced to \$410,000.

Burton Hills IV Investments, Inc.
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 131 06 0A 017.00
40 Burton Hills Blvd, Nashville TN 37215

Motion to Change the Total Value to \$41,577,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$4,671,800 and Improvement Value reduced to \$36,905,200.

Burton Hills Investments, General Partnership
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 131 06 0A 018.00
20 Burton Hills Blvd, Nashville TN 37215

Motion to Change the Total Value to \$32,078,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$3,659,100 and Improvement Value reduced to \$28,418,900.

United Paperworkers International Union
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 134 14 0 043.00
3340 Perimeter Hill Dr, Nashville TN 37211

Motion to Change the Total Value to \$4,000,000, by John Flanagan, second by Glenda Chambers, unanimously approved. Land Value of \$1,524,600 and Improvement Value reduced to \$2,475,400.

Highwoods Realty Limited
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 160 00 0 243.00
310 Seven Springs Way, Brentwood TN 37027

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

Highwoods Realty Limited Partners
Deborah Smith with Criterion Property Resources, Inc. appearing
Parcel ID 160 00 0 287.00
340 Seven Springs Way, Brentwood TN 37027

Motion to Change the Total Value to \$50,500,000, by Glenda Chambers, second by John Flanagan, unanimously approved. Land Value of \$3,179,900 and Improvement Value reduced to \$47,320,100.

V. Adjournment

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

Meeting adjourned 3:26 PM.

ATTEST:

APPROVED:
