



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday July 19, 2018

9:00 A.M.

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: Ms. Lyn Brandmeir, Mr. Bob Notestine, and Ms. Glenda Chambers (Glenda came in after the initial Roll Call, but announced herself) and Mr. Kamal Saba. Also present were Herman Ruben and Derrick Hammond with the Office of the Property Assessor.

III. Review and Approval of Minutes

Motion by Kamal Saba, second by Lyn Brandmeir, unanimously approved, to approve the minutes from the July 18, 2018 MBOE meeting.

IV. New Business

Appeals:

9:00 AM

Jay Catignani w/Property Tax Consultants
GDD Holdings LLC
Parcel ID 034 15 0 013.00
535 Myatt Drive, Madison TN 37115

Motion to Change the Total value to \$609,000, by Glenda Chambers, second by Lyn Brandmeir, unanimously approved. Land Value of \$88,900 and Improvement Value reduced to \$520,100.

Jay Catignani w/Property Tax Consultants
Rogers Group Inc.
Parcel ID 059 00 0 075.00
2827 Whites Creek Pike, Nashville TN 37207

Motion to Change the Total value to \$1,382,750, by Kamal Saba, second by Glenda Chambers, unanimously approved. Land Value reduced to \$820,250 and Improvement Value of \$562,500.

*****NOTE: During the appeal of this parcel, it was brought to the Board's attention that there may be other Rock Quarry parcels in Davidson County that are not being assessed correctly. By Motion from Kamal Saba, and seconded by Glenda Chambers, unanimously approved, the MBOE has requested the Assessor's office to review these Rock Quarry parcels and report back to them on July 31st, the last day, the MBOE will sit in this appeal session.

Jay Catignani w/Property Tax Consultants
PR III/Broadstone Germantown, LLC
Parcel ID 082 09 0 468.00
1100 3rd Ave N, Nashville TN 37208

Motion to No Change the Total value of \$55,309,000, by Kamal Saba, second by Glenda Chambers, unanimously approved. Land Value of \$4,234,700 and Improvement Value of \$51,074,300.

Jay Catignani w/Property Tax Consultants
Linda Dellwen Smith West & Jackie Cook
Parcel ID 091 15 0 091.00
5212 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total value of \$464,600, by Glenda Chambers, second by Kamal Saba, unanimously approved. Land Value of \$450,000 and Improvement Value of \$14,600.

Jay Catignani w/Property Tax Consultants
Tootsie's Entertainment, LLC
Parcel ID 093 06 3 073.00
422 Broadway, Nashville TN 37203

Motion to No Change the Total value of \$5,383,300, by Lyn Brandmeir, second by Kamal Saba, unanimously approved. Land Value of \$1,352,000 and Improvement Value of \$4,031,300.

Jay Catignani w/Property Tax Consultants
RSF Investors, LLC
Parcel ID 093 06 3 104.00
429 Broadway, Nashville TN 37203

Motion to Change the Total value to \$4,100,000, by Kamal Saba, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,367,200 and Improvement Value reduced to \$2,732,800.

Jay Catignani w/Property Tax Consultants
HTDG LLC
Parcel ID 093 06 4 015.00
329 Broadway, Nashville TN 37201

Motion to Change the Total value to \$6,460,500, by Lyn Brandmeir, second by Kamal Saba, unanimously approved. Land Value of \$1,771,000 and Improvement Value reduced to \$4,689,500.

Jay Catignani w/Property Tax Consultants
HTDG LLC
Parcel ID 093 06 4 040.00
106 4th Ave S, Nashville TN 37201

Motion to No Change the Total value of \$2,939,500, by Lyn Brandmeir, second by Kamal Saba, unanimously approved. Land Value of \$700,000 and Improvement Value of \$2,239,500.

Jay Catignani w/Property Tax Consultants
CGM, LLC
Parcel ID 093 10 0 008.00
131 8th Ave S, Nashville TN 37203

Motion to No Change the Total value of \$3,470,100, by Kamal Saba, second by Glenda Chambers, unanimously approved. Land Value of \$3,442,500 and Improvement Value of \$27,600.

Jay Catignani w/Property Tax Consultants
CGM, LLC
Parcel ID 093 10 0 009.00
127 8th Ave S, Nashville TN 37203

Motion to No Change the Total value of \$2,737,700, by Kamal Saba, second by Glenda Chambers, unanimously approved. Land Value of \$2,720,000 and Improvement Value of \$17,700.

Jay Catignani w/Property Tax Consultants
The First Evangelical Lutheran Church
Parcel ID 093 10 0 010.00
125 8th Ave S, Nashville TN 37203

Motion to No Change the Total Land value of \$2,762,500, by Glenda Chambers, second by Kamal Saba, unanimously approved. Land Value of \$2,762,500.

Jay Catignani w/Property Tax Consultants
The First Evangelical Lutheran Church
Parcel ID 093 10 0 012.00
121 8th Ave S, Nashville TN 37203

Motion to No Change the Total value of \$5,132,500, by Glenda Chambers, second by Kamal Saba, unanimously approved. Land Value of \$5,100,000 and Improvement Value of \$32,500.

Jay Catignani w/Property Tax Consultants
W. T. Cantrell
Parcel ID 104 02 0 072.00
3212 Long Blvd, Nashville TN 37203

Motion to No Change the Total value of \$1,460,000, by Glenda Chambers, second by Kamal Saba, unanimously approved. Land Value of \$1,360,000 and Improvement Value of \$100,000.

Jay Catignani w/Property Tax Consultants
Fesmire Properties, LLC
Parcel ID 129 08 0 084.00
6200 Highway 100, Nashville TN 37205

Motion to Change the Total value to \$1,621,600, by Glenda Chambers, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$1,401,500 and Improvement Value of \$220,100.

Jay Catignani w/Property Tax Consultants
Nashville NIH Apartments, GP & Nob Hill General Partnership
Parcel ID 134 13 0 239.00
180 Wallace Rd, Nashville TN 37211

Motion to No Change the Total value of \$17,853,100, by Glenda Chambers, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,196,000 and Improvement Value of \$16,657,100.

Jay Catignani w/Property Tax Consultants
Nashville NIH Apartments, GP & Nob Hill General Partnership
Parcel ID 148 01 0 223.00
180 Wallace Rd, Nashville TN 37211

Motion to No Change the Total value of \$18,383,700, by Glenda Chambers, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,872,000 and Improvement Value of \$16,511,700.

11:15 AM

Debbie Smith w/Criterion Property Resources, Inc.
Highwoods Realty Limited
Parcel ID 160 00 0 243.00
310 Seven Springs Way, Brentwood TN 37027

Motion to Change the Total value to \$67,000,000, by Lyn Brandmeir, second by Glenda Chambers, unanimously approved. Land Value of \$8,363,500 and Improvement Value reduced to \$58,636,500.

V. Adjournment

Motion to adjourn by Glenda Chambers, second by Kamal Saba, unanimously approved.

Meeting adjourned 11:50 AM.

ATTEST:

APPROVED:
