



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday July 13, 2021

8:30 AM & 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 for the morning session included: Mr. Bob Notestine, Ms. Brenda Gadd, and Mr. Derrick Starks. Also present were Herman Ruben, and Randy Ward with the Office of the Property Assessor, and Josh Thomas with Metro Legal.

III. Review and Approval of Minutes

Motion to approve the minutes from the MBOE July 12, 2021 meeting, by Brenda Gadd, second by Bob Notestine, unanimously approved.

****NOTE**** The MBOE was able to adjudicate all of the 1:00PM docket immediately after concluding the 9:00 AM Parcels. They were all from the same Tax Rep and a continuation of the morning docket.

IV. New Business:

V. Appeals:

8:30 AM

Vsevolod V. Gurevich and Eugenia V. Gurevich
Parcel ID 155 15 0 032.00
8104 Westhaven Dr, Nashville TN 37221

Motion to Change the Total Value to \$400,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$84,600 and Improvement Value reduced to \$315,400.

8:45 AM (Audio Call)

Robert H. Alford and Marceleen R. Alford
Donna Harbison, appearing via Audio call
Parcel ID 130 15 0 076.00
2503 Hemingway Dr, Nashville TN 37215

Motion to Change the Total Value to \$830,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$600,000 and Improvement Value reduced to \$230,000.

9:00 AM

HPA US1, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 034 05 0 023.00
302 Gates Rd, Goodlettsville, TN 37072

Motion to Change the Total Value to \$265,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$50,000 and Improvement Value reduced to \$215,000.

HPA II Borrower 2020-2, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 043 06 0 204.00
512 Roosevelt Ave, Madison, TN 37115

Motion to Change the Total Value to \$265,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$55,000 and Improvement Value reduced to \$210,000.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 050 07 0 044.00
4016 Ewing Valley Rd, Nashville, TN 37207

Motion to Change the Total Value to \$193,400, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$60,000 and Improvement Value reduced to \$133,400.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 050 11 0 150.00
3652 Chesapeake Dr, Nashville, TN 37207

Motion to Change the Total Value to \$205,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$57,000 and Improvement Value reduced to \$148,000.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 063 02 0 020.00
1512 Mohawk Trail, Madison, TN 37115

Motion to Change the Total Value to \$211,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$45,000 and Improvement Value reduced to \$166,000.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 063 02 0 039.00
1533 Mohawk Trail, Madison, TN 37115

Motion to No Change the Total Value of \$248,300, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$45,000 and Improvement Value of \$203,300.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 063 02 0 156.00
1437 Mohawk Trail, Madison, TN 37115

Motion to Change the Total Value to \$215,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$45,000 and Improvement Value reduced to \$170,000.

SFR JV-1 Property, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 063 16 0B 067.00
753 Jaywood Dr, Old Hickory, TN 37138

Motion to Change the Total Value to \$277,300, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$55,000 and Improvement Value reduced to \$222,300.

SFR JV 1 Property, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 064 16 0C 067.00
823 Bexhill Ct N, Hermitage, TN 37076

Motion to Change the Total Value to \$234,900, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$47,000 and Improvement Value reduced to \$187,900.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 075 07 0 200.00
709 Rachels Trail, Hermitage, TN 37076

Motion to Change the Total Value of \$177,300, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$34,000 and Improvement Value reduced to \$143,300.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 082 08 0 238.00
720 Hart Ave, Nashville, TN 37206

Motion to Change the Total Value to \$371,300, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$145,000 and Improvement Value reduced to \$226,300.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 086 04 0B 058.00
4932 Tulip Grove Ln, Hermitage, TN 37076

Motion to Change the Total Value to \$287,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$65,000 and Improvement Value reduced to \$222,000.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 087 01 0A 130.00
3557 Glenfalls Dr, Hermitage, TN 37076

Motion to Change the Total Value to \$277,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$48,000 and Improvement Value reduced to \$229,000.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 087 05 0A 057.00
5948 Colchester Dr, Hermitage, TN 37076

Motion to Change the Total Value to \$250,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$49,000 and Improvement Value reduced to \$201,000.

SFR JV-1 Property, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 096 16 0B 016.00
1412 Angel Ct, Nashville, TN 37214

Motion to Change the Total Value to \$280,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$55,000 and Improvement Value reduced to \$225,000.

HPA US2, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 097 04 0 021.00
4052 Port Cleburne Ln, Hermitage, TN 37076

Motion to Change the Total Value to \$342,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$63,000 and Improvement Value reduced to \$279,000.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 098 09 0A 104.00
5312 Mast Point, Hermitage, TN 37076

Motion to Change the Total Value to \$338,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$69,000 and Improvement Value reduced to \$269,000.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 102 11 0A 001.00
1248 Hillwood Private Cove, Nashville, TN 37209

Motion to Change the Total Value to \$482,700, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$95,000 and Improvement Value reduced to \$387,700. Appellant had also requested that the Classification be changed to Residential. Motion to approve the Class change, by Brenda Gadd, second by Bob Notestine, unanimously approved.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 102 11 0A 002.00
1246 Hillwood Private Cove, Nashville, TN 37209

Motion to Change the Total Value to \$486,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$95,000 and Improvement Value reduced to \$391,000. Appellant had also requested that the Classification be changed to Residential. Motion to approve the Class change, by Bob Notestine, second by Brenda Gadd, unanimously approved.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 102 11 0A 003.00
1244 Hillwood Private Cove, Nashville, TN 37209

Motion to Change the Total Value to \$482,800, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$95,000 and Improvement Value reduced to \$387,800. Appellant had also requested that the Classification be changed to Residential. Motion to approve the Class change, by Brenda Gadd, second by Bob Notestine, unanimously approved.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 102 11 0A 004.00
1242 Hillwood Private Cove, Nashville, TN 37209

Motion to Change the Total Value to \$486,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$95,000 and Improvement Value reduced to \$391,000. Appellant had also requested that the Classification be changed to Residential. Motion to approve the Class change, by Brenda Gadd, second by Bob Notestine, unanimously approved.

**This concluded the Morning session. The Board took a short recess and begin the afternoon session. The Appeals were represented by Judson Bracewell with Ryan, LLC and the MBOE members remained the same.

1:00 PM

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 102 11 0A 005.00
1240 Hillwood Private Cove, Nashville, TN 37209

Motion to Change the Total Value to \$482,800, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$95,000 and Improvement Value reduced to \$387,800. Appellant had also requested that the Classification be changed to Residential. Motion to approve the Class change, by Brenda Gadd, second by Bob Notestine, unanimously approved.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 102 11 0A 006.00
1238 Hillwood Private Cove, Nashville, TN 37209

Motion to Change the Total Value to \$486,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$95,000 and Improvement Value reduced to \$391,000. Appellant had also requested that the Classification be changed to Residential. Motion to approve the Class change, by Bob Notestine, second by Brenda Gadd, unanimously approved.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 102 11 0A 007.00
1236 Hillwood Private Cove, Nashville, TN 37209

Motion to Change the Total Value to \$482,800, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$95,000 and Improvement Value reduced to \$387,800. Appellant had also requested that the Classification be changed to Residential. Motion to approve the Class change, by Brenda Gadd, second by Bob Notestine, unanimously approved.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 102 11 0A 008.00
1234 Hillwood Private Cove, Nashville, TN 37209

Motion to Change the Total Value to \$486,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$95,000 and Improvement Value reduced to \$391,000. Appellant had also requested that the Classification be changed to Residential. Motion to approve the Class change, by Bob Notestine, second by Brenda Gadd, unanimously approved.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 102 11 0A 029.00
6813 Charlotte Pike, Unit 6, Nashville, TN 37209

Motion to No Change the Total Value of \$470,600, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$95,000 and Improvement Value of \$375,600

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 102 11 0B 001.00
6817 Charlotte Pike, Unit 1, Nashville, TN 37209

Motion to No Change the Total Value of \$477,700, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$95,000 and Improvement Value of \$382,700

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 102 11 0B 006.00
6817 Charlotte Pike, Unit 6, Nashville, TN 37209

Motion to No Change the Total Value of \$477,700, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$95,000 and Improvement Value of \$382,700

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 108 04 0A 075.00
205 Fitzpatrick Place, Nashville, TN 37214

Motion to Change the Total Value to \$315,300, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$50,000 and Improvement Value reduced to \$265,300.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 108 04 0A 078.00
1115 Fitzpatrick Rd, Nashville, TN 37214

Motion to Change the Total Value to \$313,500, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$50,000 and Improvement Value reduced to \$263,500.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 135 14 0A 252.00
1540 Mount Mitchell Court, Antioch, TN 37013

Motion to Change the Total Value to \$257,200, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$45,900 and Improvement Value reduced to \$211,300.

SFR JV-1 Property, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 135 16 0A 025.00
2408 Ravine Dr, Nashville, TN 37217

Motion to Change the Total Value to \$281,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$55,000 and Improvement Value reduced to \$226,000.

HPA II Borrower 2020-1 ML, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 150 06 0 234.00
3012 Brantley Dr, Antioch, TN 37013

Motion to Change the Total Value to \$280,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$50,000 and Improvement Value reduced to \$230,000.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 162 10 0 025.00
629 Brook Dr, Antioch TN 37013

Motion to Change the Total Value to \$233,100, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$47,000 and Improvement Value reduced to \$186,100.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 163 01 0 029.00
4121 Highlander Court, Antioch TN 37013

Motion to Change the Total Value to \$280,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$46,000 and Improvement Value reduced to \$234,000.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 164 08 0C 002.00
501 Aerie Landing, Antioch TN 37013

Motion to Change the Total Value to \$262,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$59,000 and Improvement Value reduced to \$203,000.

Nash 2 SF, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 172 12 0b 252.00
717 Winter Court, Nashville TN 37211

Motion to Change the Total Value to \$343,000, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$64,000 and Improvement Value reduced to \$279,000.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 172 15 0A 109.00
1005 Cobble Place, Nashville, TN 37211

Motion to Change the Total Value to \$333,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$66,000 and Improvement Value reduced to \$267,000.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 172 15 0A 179.00
1609 Crosswind Place, Nashville, TN 37211

Motion to No Change the Total Value of \$417,200, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$66,000 and Improvement Value of \$351,200

HP Tennessee I, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 181 01 0A 077.00
6640 Sugar Valley Dr, Nashville, TN 37211

Motion to No Change the Total Value of \$344,300, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$70,000 and Improvement Value of \$274,300

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 182 06 0A 140.00
7432 Maggie Dr, Antioch TN 37013

Motion to Change the Total Value to \$283,900, by Bob Notestine, second by Brenda Gadd, unanimously approved. Land Value of \$53,000 and Improvement Value reduced to \$230,900.

SFR JV-1 2020-1 Borrower, LLC
Judson Bracewell, with Ryan, LLC appearing
Parcel ID 182 06 0A 266.00
8324 Ramstone Way, Antioch TN 37013

Motion to Change the Total Value to \$278,000, by Brenda Gadd, second by Bob Notestine, unanimously approved. Land Value of \$53,000 and Improvement Value reduced to \$225,000.

VI. Adjournment

Motion to adjourn by Bob Notestine, second by Brenda Gadd, unanimously approved.

Afternoon Session adjourned 10:56 AM.

ATTEST:

APPROVED:
