



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday October 5, 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. Glenda Chambers, and Mr. Charley Hankla. Also present were Herman Ruben, Pam Williams Ishie, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of Minutes from the following dates: September 29, 2021, September 30, 2021 and October 1, 2021, Motion by Glenda Chambers, second by Charley Hankla, unanimously approved.

IV. New Business:

V. Appeals:

**There were appeals scheduled for 1 Tax Representative, Kent Anderson, for October 4, 2021 (8:30 AM and 1:00 PM), and October 5, 2021 (8:30 AM and 1:00 PM) All of the parcels for both days were heard on Tuesday October 5, 2021 at 8:30 AM and 1:00 PM.

8:30 AM

JAG Retail Property Holdings, Inc. & The Just Trust
Kent Anderson with K.E. Andrews appearing
Parcel ID 019 14 0 005.00
305 Long Hollow Pike, Goodlettsville TN 37072

Motion to No Change the Total Value of \$1,272,600, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$331,100 and Improvement Value of \$941,500.

M-N Nevada Limited Partnership ET AL
Kent Anderson with K.E. Andrews appearing
Parcel ID 026 00 0 158.00
2350 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$9,300,000, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$4,743,700 and Improvement Value reduced to \$4,556,300.

SCF RC Funding I, LLC
Kent Anderson with K.E. Andrews appearing
Parcel ID 043 09 0 015.00
407 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$1,341,700, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$235,200 and Improvement Value of \$1,106,500.

LYOVA, LLC
Kent Anderson with K.E. Andrews appearing
Parcel ID 060 08 0 021.00
3021 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$1,428,300, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$304,900 and Improvement Value of \$1,123,400.

Captain D's, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 072 03 0 039.00
3700 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total Value of \$813,800, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$784,100 and Improvement Value of \$29,700.

Roushanak Pazouki & Mehran Mozaffari
Kent Anderson with K.E. Andrews appearing
Parcel ID 072 03 0 040.00
3708 Gallatin Pike, Nashville TN 37216

Motion to Change the Total Value to \$1,385,000, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$410,000 and Improvement Value reduced to \$975,000.

Lineberry Properties, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 095 04 0 187.00
2633 Lebanon Pike, Nashville TN 37214

Motion to No Change the Total Value of \$1,670,550, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$827,600 and Improvement Value of \$842,950.

4270 Kenilwood, LLC
Kent Anderson with K.E. Andrews appearing
Parcel ID 132 07 0 073.00
4270 Kenilwood Dr, Nashville TN 37204

Motion to No Change the Total Value of \$2,348,700, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$1,102,100 and Improvement Value of \$1,246,600.

The Rimon Shaashoua Revocable Living Trust
Kent Anderson with K.E. Andrews appearing
Parcel ID 133 06 0 244.00
3715 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$1,535,200, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$568,500 and Improvement Value reduced to \$966,700.

Roushanak Pazouki & Mehran Mozaffari
Kent Anderson with K.E. Andrews appearing
Parcel ID 142 00 0 135.00
7075 Old Harding Pike, Nashville TN 37221

Motion to Change the Total Value to \$1,497,150, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$583,700 and Improvement Value reduced to \$913,450.

Store Master Funding I, LLC
Kent Anderson with K.E. Andrews appearing
Parcel ID 149 00 0 240.00
2705 Murfreesboro Pike, Antioch TN 37013

Motion to No Change the Total Value of \$993,800, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$226,500 and Improvement Value of \$767,300.

Westdale Interstate Properties, LTD.
Kent Anderson with K.E. Andrews appearing
Parcel ID 161 00 0 226.00
1100 Players Ct, Nashville TN 37211

Motion to Change the Total Value to \$27,100,000, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$3,870,000 and Improvement Value reduced to \$23,230,000.

1:00 PM

Mapco Express, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 019 14 0 003.00
254 Long Hollow Pike, Goodlettsville TN 37072

Motion to Change the Total Value to \$1,150,000, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$323,200 and Improvement Value reduced to \$826,800.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 019 14 0 015.00
243 Long Hollow Pike, Goodlettsville TN 37072

Motion to No Change the Total Value of \$2,297,400, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$709,900 and Improvement Value of \$1,587,500.

Gasoline Marketers, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 033 00 0 087.00
1301 Dickerson Pike, Goodlettsville TN 37072

Motion to No Change the Total Value of \$720,900, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$209,100 and Improvement Value of \$511,800.

P.E.P. Properties
Kent Anderson with K.E. Andrews appearing
Parcel ID 043 07 0 120.00
401 Myatt Dr, Madison TN 37115

Motion to No Change the Total Value of \$923,600, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$192,100 and Improvement Value of \$731,500.

NASH TN, LLC
Kent Anderson with K.E. Andrews appearing
Parcel ID 051 00 0 198.00
1516 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$1,712,200, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$222,200 and Improvement Value of \$1,490,000.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 051 04 0 121.00
817 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$2,251,700, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$748,800 and Improvement Value of \$1,502,900.

Oakley Enterprises, G.P.
Kent Anderson with K.E. Andrews appearing
Parcel ID 052 16 0 111.00
1311 Neelys Bend Rd, Madison TN 37115

Motion to No Change the Total Value of \$828,100, by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$78,400 and Improvement Value of \$749,700.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 071 06 0 019.00
2200 Brick Church Pike, Nashville TN 37207

Motion to No Change the Total Value of \$1,817,100, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$380,300 and Improvement Value of \$1,436,800.

Mapco Express, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 091 16 0 168.00
4207 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total Value of \$1,453,200, by Sharilyn Pettus, second by Truitt Ellis, unanimously approved. Land Value of \$1,136,300 and Improvement Value of \$316,900.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 092 08 0 315.00
1401 Charlotte Ave, Nashville TN 37203

Motion to No Change the Total Value of \$3,153,800, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$2,786,000 and Improvement Value of \$367,800.

PEP Properties
Kent Anderson with K.E. Andrews appearing
Parcel ID 097 13 0 027.00
3455 Percy Priest Dr, Nashville TN 37214

Motion to Change the Total Value to \$1,126,000, by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$390,300 and Improvement Value reduced to \$735,700.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 105 10 0 177.00
2001 8th Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$3,030,400, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$2,195,500 and Improvement Value of \$834,900.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 120 06 0 049.00
1309 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$3,775,000, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$1,130,800 and Improvement Value of \$2,644,900.

Sadler Partnership
Kent Anderson with K.E. Andrews appearing
Parcel ID 127 00 0 079.01
7725 Highway 70 S, Nashville TN 37221

Motion to Change the Total Value to \$840,000, by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$271,300 and Improvement Value reduced to \$568,700.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 131 02 0 106.00
4112 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$6,308,800, by Charley Hankla, second by Glenda Chambers,
unanimously approved. Land Value of \$6,211,600 and Improvement Value of \$97,200.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 134 00 0 159.00
340 Harding Place, Nashville TN 37211

Motion to No Change the Total Value of \$2,092,600, by Glenda Chambers, second by Charley Hankla,
unanimously approved. Land Value of \$516,200 and Improvement Value of \$1,576,400.

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 134 13 0 186.00
365 Harding Place, Nashville TN 37211

Motion to No Change the Total Value of \$547,500, by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$214,300 and Improvement Value of \$333,200.

TN Mapco, LLC
Kent Anderson with K.E. Andrews appearing
Parcel ID 135 00 0 061.00
2101 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$1,234,600, by Sharilyn Pettus, second by Truitt Ellis,
unanimously approved. Land Value of \$250,900 and Improvement Value of \$983,700.

Mapco Express, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 135 00 0 078.00
2301 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$1,047,400, by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$270,500 and Improvement Value of \$776,900.

KUNJ, LLC
Kent Anderson with K.E. Andrews appearing
Parcel ID 136 15 0 101.00
2827 Smith Springs Rd, Nashville TN 37217

Motion to Change the Total Value to \$1,302,000, by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$192,500 and Improvement Value reduced to \$1,109,500.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 142 00 0 158.00
7070 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Value of \$1,930,500, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$642,500 and Improvement Value of \$1,288,000.

Mapco Express, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 142 00 0 317.00
7670 Highway 70 S, Nashville TN 37221

Motion to Change the Total Value to \$1,250,000, by Sharilyn Pettus, second by Truitt Ellis, unanimously approved. Land Value of \$659,900 and Improvement Value reduced to \$590,100.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 161 00 0 164.00
15007 Old Hickory Blvd, Nashville TN 37211

Motion to No Change the Total Value of \$2,483,700, by Glenda Chambers, second by Charley Hankla, unanimously approved. Land Value of \$985,300 and Improvement Value of \$1,498,400.

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 161 12 0 012.00
15131 Old Hickory Blvd, Nashville TN 37211

Motion to Change the Total Value to \$1,235,000, by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$781,500 and Improvement Value reduced to \$453,500.

Yafai & Muhsin General Partnership
Kent Anderson with K.E. Andrews appearing
Parcel ID 162 08 0 086.00
18 Tusculum Rd, Antioch TN 37013

Motion to No Change the Total Value of \$1,121,300, by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$404,300 and Improvement Value of \$717,000.

VI. Adjournment of the Morning Meeting

Motion to adjourn by Charley Hankla, second by Glenda Chambers, unanimously approved.

Morning Meeting adjourned 12:03 PM.

VII. Roll Call for the Afternoon Session

Members present for the Afternoon Session included: Mr. Derrick Starks, Ms. Sharilyn Pettus, and Dr. Truitt Ellis. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

****NOTE**** There were several appeals that the morning session heard that were scheduled for Tuesday October 5, 2021 at 1:00 PM. The majority of the appeals the morning session heard were from the 8:30 AM session on October 4, 2021 and some from the 1:00 PM session of October 4, 2021. The afternoon Board that came in heard the remaining parcels of October 4, 2021 and the AM and PM of October 5, 2021.

Kimon Tamvacakis, Trustees
Kent Anderson with K.E. Andrews appearing
Parcel ID 019 14 0 004.00
301 Long Hollow Pike, Goodlettsville TN 37072

Motion to No Change the Total Value of \$1,527,700, by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$542,800 and Improvement Value of \$984,900.

NTI Merritt Street, LLC ET AL
Kent Anderson with K.E. Andrews appearing
Parcel ID 053 02 0 082.00
1500 Robinson Rd, Old Hickory TN 37138

Motion to No Change the Total Value of \$2,570,000, by Sharilyn Pettus, second by Truitt Ellis, unanimously approved. Land Value of \$414,700 and Improvement Value of \$2,155,300.

French R. McKnight, Jr.
Kent Anderson with K.E. Andrews appearing
Parcel ID 060 08 0 018.00
3053 Dickerson Pike, Nashville 37207

Motion to No Change the Total Value of \$835,900, by Sharilyn Pettus, second by Truitt Ellis, unanimously approved. Land Value of \$187,300 and Improvement Value of \$648,600.

Mapco Express, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 064 16 0 004.00
4711 Andrew Jackson Pkwy, Hermitage TN 37076

Motion to Change the Total Value to \$1,517,000, by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$601,100 and Improvement Value reduced to \$915,900.

Perkins Investment Group, L.P.
Kent Anderson with K.E. Andrews appearing
Parcel ID 086 00 0 156.00
5756 Old Hickory Blvd, Hermitage TN 37076

Motion to No Change the Total Value of \$612,200, by Sharilyn Pettus, second by Truitt Ellis,
unanimously approved. Land Value of \$142,200 and Improvement Value of \$470,000.

Mapco Express, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 091 15 0 196.00
5025 Charlotte Ave, Nashville TN 37209

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

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 095 15 0 037.00
2406 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total Value of \$1,157,000, by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$433,200 and Improvement Value of \$723,800.

Property Development
Kent Anderson with K.E. Andrews appearing
Parcel ID 096 00 0 005.00
585 Stewarts Ferry Pike, Nashville TN 37214

Motion to No Change the Total Value of \$1,069,800, by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$352,000 and Improvement Value of \$717,800.

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 096 13 0 163.00
465 Donelson Pike, Nashville TN 37214

Motion to Change the Total Value to \$1,200,000, by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$653,400 and Improvement Value reduced to \$546,600.

NTI Allen Road, LLC
Kent Anderson with K.E. Andrews appearing
Parcel ID 096 13 0 168.00
940 Allen Rd, Nashville TN 37214

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

Linde Bracey Wilson & Christopher N. Bracey
Kent Anderson with K.E. Andrews appearing
Parcel ID 102 08 0 058.00
6509 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$1,527,600, by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$980,100 and Improvement Value of \$547,500.

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 107 13 0 129.00
1090 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$1,086,100, by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$301,100 and Improvement Value of \$785,000.

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 128 00 0 149.00
481 Old Hickory Blvd, Nashville TN 37209

Motion to Change the Total Value to \$1,588,000, by Sharilyn Pettus, second by Truitt Ellis,
unanimously approved. Land Value of \$656,400 and Improvement Value reduced to \$931,600.

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 161 04 0 106.00
5040 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$1,160,000, by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$379,400 and Improvement Value reduced to \$780,600.

Mapco Express, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 060 16 0 003.00
2813 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$1,306,000, by Truitt Ellis, second by Sharilyn Pettus,
unanimously approved. Land Value of \$583,200 and Improvement Value reduced to \$722,800.

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 061 11 0 239.00
4126 Gallatin Pike, Nashville TN 37216

Motion to Change the Total Value to \$1,377,000, by Sharilyn Pettus, second by Truitt Ellis,
unanimously approved. Land Value of \$991,000 and Improvement Value reduced to \$386,000.

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 071 05 0 008.00
2201 Whites Creek Pike, Nashville TN 37207

Motion to No Change the Total Value of \$1,792,100, by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$920,100 and Improvement Value of \$872,000.

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 091 11 0 256.00
611 51st Ave N, Nashville TN 37209

Motion to No Change the Total Value of \$846,700, by Sharilyn Pettus, second by Truitt Ellis, unanimously approved. Land Value of \$510,000 and Improvement Value of \$336,700.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 093 03 0 136.00
227 Shelby Ave, Nashville TN 37213

Motion to No Change the Total Value of \$2,985,400, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$2,482,900 and Improvement Value of \$502,500.

Mapco Express, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 106 05 0 076.00
553 Murfreesboro Pike, Nashville TN 37210

Motion to No Change the Total Value of \$1,062,500, by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$360,600 and Improvement Value of \$701,900.

Mapco Express, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 114 00 0 170.00
629 Old Hickory Blvd, Nashville TN 37209

Motion to Change the Total Value to \$2,772,000, by Sharilyn Pettus, second by Truitt Ellis, unanimously approved. Land Value of \$1,346,500 and Improvement Value reduced to \$1,425,500.

7-Eleven, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 119 09 0 140.00
2802 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$5,659,400, by Charley Hankla, second by Glenda Chambers, unanimously approved. Land Value of \$2,938,300 and Improvement Value of \$2,721,100.

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 119 13 0 225.00
3043 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$1,219,200, by Sharilyn Pettus, second by Truitt Ellis, unanimously approved. Land Value of \$333,200 and Improvement Value reduced to \$886,000.

AHN & CHAE, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 148 00 0 164.00
5003 Linbar Dr, Nashville TN 37211

Motion to Change the Total Value to \$850,000, by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$257,900 and Improvement Value reduced to \$592,100.

Mapco Petroleum, Inc.
Kent Anderson with K.E. Andrews appearing
Parcel ID 163 00 0 331.00
765 Bell Rd, Antioch TN 37013

Motion to Change the Total Value to \$1,039,000, by Truitt Ellis, second by Sharilyn Pettus, unanimously approved. Land Value of \$498,000 and Improvement Value reduced to \$541,000.

VIII. Adjournment of the Afternoon Meeting

Motion to adjourn by Sharilyn Pettus, second by Truitt Ellis, unanimously approved.

Morning Meeting adjourned 4:43 PM.

ATTEST:

APPROVED:
