



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Monday December 13, 2021

8:30 AM

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. Bob Notestine, Mr. Trey Lewis, Ms. Deb Dawson, and Ms. Lori Caste. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

**Prior to the Appeals beginning, Mr. Trey Lewis was sworn in as an MBOE Alternate by the Honorable Judge Aaron Holt.

IV. Appeals:

8:30 AM

STAG GI Madison, LLC
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 034 00 0 047.00
538 Myatt Dr, Madison TN 37115

Motion to No Change the Total Value of \$18,863,300, by Lori Caste, second by Deb Dawson, unanimously approved. Land Value of \$4,038,800 and Improvement Value of \$14,824,500.

BIP III, LLC
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 034 06 0 063.00
700 Myatt Dr, Madison TN 37115

Motion to No Change the Total Value of \$7,663,700, by Deb Dawson, second by Lori Caste, unanimously approved. Land Value of \$1,830,800 and Improvement Value of \$5,832,900.

Dogwood Propco TN II, LLC
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 044 00 0 035.00
931 Robinson Rd, Old Hickory TN 37138

Motion to Change the Total Value to \$7,150,000, by Lori Caste, second by Deb Dawson,
unanimously approved. Land Value of \$1,136,200 and Improvement Value reduced to \$6,013,800.

CQ Landlord (MULTI), LLC
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 060 00 0 084.00
417 Brick Church Park Dr, Nashville TN 37207

Motion to No Change the Total Value of \$3,663,100, by Lori Caste, second by Deb Dawson,
unanimously approved. Land Value of \$579,000 and Improvement Value of \$3,084,100.

SL6 Nashville Industrial, LP
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 079 00 0 070.00
7000 Westbelt Dr, Nashville TN 37209

Motion to No Change the Total Value of \$4,354,900, by Deb Dawson, second by Lori Caste,
unanimously approved. Land Value of \$537,100 and Improvement Value of \$3,817,800.

First Industrial, LP
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 094 00 0 016.00
1736 River Hills Dr, Nashville TN 37210

Motion to Change the Total Value to \$12,000,000, by Lori Caste, second by Deb Dawson,
unanimously approved. Land Value of \$2,011,000 and Improvement Value reduced to \$9,989,000.

Skywest Airlines, Inc.
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 107 00 0 050.00 004
0 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Improvement Value of \$14,931,700, by Deb Dawson, second by Lori Caste,
unanimously approved. Improvement Value of \$14,931,700.

First Industrial, LP
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 107 00 0 124.00
1931 Air Lane Dr, Nashville TN 37210

Motion to No Change the Total Value of \$10,707,900, by Lori Caste, second by Deb Dawson,
unanimously approved. Land Value of \$2,263,500 and Improvement Value of \$8,444,400.

Aero Nashville, LLC
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 108 00 0 066.00 003
0 Donelson Pike, Nashville TN 37214

Motion to No Change the Total Value of \$8,170,000, by Lori Caste, second by Deb Dawson, unanimously approved. Land Value of \$1,144,000 and Improvement Value of \$7,026,000.

Aviation Services Corp.
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 120 00 0 000.00 001
0 Donelson Pike, Nashville TN 37217

Motion to No Change the Total Value of \$7,433,100, by Lori Caste, second by Deb Dawson, unanimously approved. Land Value of \$1,127,700 and Improvement Value of \$6,305,400.

IC Industrial REIT C/O Ivanhoe Cambridge, Inc.
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 134 00 0 001.00
401 Space Park South Dr, Nashville TN 37211

Motion to No Change the Total Value of \$64,613,500, by Lori Caste, second by Deb Dawson, unanimously approved. Land Value of \$2,808,000 and Improvement Value of \$61,805,500.

IC Industrial REIT C/O Ivanhoe Cambridge, Inc.
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 134 00 0 032.00
201 Space Park South Dr, Nashville TN 37211

Motion to No Change the Total Value of \$9,370,400, by Lori Caste, second by Deb Dawson, unanimously approved. Land Value of \$306,500 and Improvement Value of \$9,063,900.

IC Industrial REIT C/O Ivanhoe Cambridge, Inc.
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 134 00 0 193.00
301 Space Park South Dr, Nashville TN 37211

Motion to No Change the Total Value of \$6,858,300, by Lori Caste, second by Deb Dawson, unanimously approved. Land Value of \$220,000 and Improvement Value of \$6,638,300.

HRC Metroplex, LLC & HRC Metroplex Reverse, LLC
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 134 00 0 238.00
570 Metroplex Dr, Nashville TN 37211

Motion to No Change the Total Value of \$8,384,400, by Lori Caste, second by Deb Dawson, unanimously approved. Land Value of \$2,999,100 and Improvement Value of \$5,385,300.

HRC Metroplex Reverse, LLC
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 134 00 0 239.00
561 Metroplex Dr, Nashville TN 37211

Motion to No Change the Total Value of \$1,686,200, by Deb Dawson, second by Lori Caste, unanimously approved. Land Value of \$744,900 and Improvement Value of \$941,300.

Dogwood Propco TN, L.P.
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 134 00 0 279.00
1416 Antioch Pike, Antioch TN 37013

Motion to No Change the Total Value of \$11,521,100, by Lori Caste, second by Deb Dawson, unanimously approved. Land Value of \$750,600 and Improvement Value of \$10,770,500.

W.R. Mitchell Whitson
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 148 00 0 135.00
2111 Antioch Pike, Antioch TN 37013

Motion to No Change the Total Value of \$2,114,500, by Deb Dawson, second by Lori Caste, unanimously approved. Land Value of \$132,900 and Improvement Value of \$1,981,600.

1740 JP Hennessy Drive, LLC
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 175 00 0 184.00
1740 J P Hennessy Dr, LaVergne TN 37086

Motion to No Change the Total Value of \$33,713,800, by Deb Dawson, second by Lori Caste, unanimously approved. Land Value of \$2,970,100 and Improvement Value of \$30,743,700.

SL6 Nashville Industrial LP
Jackson Pryor and Chris Boyer with Ryan, LLC, appearing
Parcel ID 183 00 0 134.00
1640 J P Hennessy Dr, LaVergne TN 37086

Motion to No Change the Total Value of \$5,667,300, by Deb Dawson, second by Lori Caste, unanimously approved. Land Value of \$333,100 and Improvement Value of \$5,334,200.

V. Adjournment of the Meeting

Motion to adjourn by Deb Dawson, second by Lori Caste, unanimously approved.

Meeting adjourned 10:15 AM.

ATTEST:

APPROVED:
