



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Thursday February 24, 2022

8:30 AM & 1:00 PM

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

I. Call To Order

II. Roll Call

Members present included: Mr. Roger Farmer, Ms. Deb Dawson , and Mr. Carnell Scruggs. Also present were Herman Ruben, Pam Williams Ishie, and Wes Thomas, with the Office of the Property Assessor.

**\*\*NOTE\*\*** As neither the Chair nor Vice Chair were present in today's appeals, the MBOE elected Deb Dawson as the Temporary Chair for this session. Motion by Roger Farmer, second by Carnell Scruggs, unanimously approved.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

National Retail Properties, Inc.  
Andrea McKinnon with Altus Group appearing  
Parcel ID 080 00 0 075.00  
7106 Centennial Blvd, Nashville TN 37209

Motion to No Change the Total Value of \$2,908,900, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,281,400 and Improvement Value of \$627,500.

Kohls Department Stores, Inc.  
Andrea McKinnon with Altus Group appearing  
Parcel ID 085 00 0 091.00  
2330 Jackson Downs Blvd, Nashville TN 37214

Motion to No Change the Total Value of \$10,547,600, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$5,103,700 and Improvement Value of \$5,443,900.

4508 Charlotte Pike Partners  
Andrea McKinnon with Altus Group appearing  
Parcel ID 091 16 0 009.00  
4500 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total Value of \$1,850,300, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$618,800 and Improvement Value of \$1,231,500.

4508 Charlotte Pike Partners  
Andrea McKinnon with Altus Group appearing  
Parcel ID 091 16 0 381.00  
405 45<sup>th</sup> Ave N, Nashville TN 37209

Motion to No Change the Total Land Value of \$495,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$495,000.

3500 Charlotte Pike Partners  
Andrea McKinnon with Altus Group appearing  
Parcel ID 092 09 0 255.00  
3500 Charlotte Ave, Nashville TN 37209

Motion to Change the Total Value to \$3,374,800, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$3,038,300 and Improvement Value reduced to \$336,500.

Concord Hospitality, Inc.  
Andrea McKinnon with Altus Group appearing  
Parcel ID 092 12 0 472.00  
1807 Hayes St, Nashville TN 37203

Motion to No Change the Total Value of \$1,371,900, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,350,000 and Improvement Value of \$21,900.

Uptown Investment Group, LLC  
Andrea McKinnon with Altus Group appearing  
Parcel ID 093 05 4 021.00  
175 Rosa L Parks Blvd, Nashville TN 37203

Motion to No Change the Total Value of \$2,479,500, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,464,000 and Improvement Value of \$15,500.

Uptown Investment Group, LLC  
Andrea McKinnon with Altus Group appearing  
Parcel ID 093 05 4 022.00  
169 Rosa L Parks Blvd, Nashville TN 37203

Motion to No Change the Total Value of \$2,429,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$2,423,100 and Improvement Value of \$5,900.

Berger Building, LLC  
Andrea McKinnon with Altus Group appearing  
Parcel ID 093 05 4 032.00  
164 Rosa L Parks Blvd, Nashville TN 37203

Motion to Change the Total Value to \$4,739,000, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$3,931,200 and Improvement Value reduced to \$807,800.

Hickory Station, LLC  
Andrea McKinnon with Altus Group appearing  
Parcel ID 161 00 0 163.00  
5753 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$8,898,800, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$3,478,700 and Improvement Value of \$5,420,100.

Cherokee Edmondson, LLC  
Andrea McKinnon with Altus Group appearing  
Parcel ID 161 13 0A 001.00  
5511 Edmondson Pike 101-106, Nashville TN 37211

Motion to No Change the Total Value of \$3,426,600, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,259,400 and Improvement Value of \$2,167,200.

O.I. C. Edmondson Corner Shoppes  
Andrea McKinnon with Altus Group appearing  
Parcel ID 161 13 0A 005.00  
5517 B Edmondson Pike, Nashville TN 37211

Motion to No Change the Total Value of \$85,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$1,100 and Improvement Value of \$83,900.

V. Adjournment of the Morning Meeting

Motion to adjourn by Roger Farmer, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 9:32 AM.

VI. Call To Order for Afternoon Meeting

VII. Roll Call for Afternoon Meeting

Members present included: Mr. Bob Notestine, Ms. Melba Jackson, and Mr. Trey Lewis. Also present were Herman Ruben, and Pam Williams Ishie, with the Office of the Property Assessor.

VIII. Appeals:

1:00 PM

TNPR2, LLC  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 019 14 0 012.00  
307 Long Hollow Pike, Goodlettsville TN 37072

Motion to Change the Total Value to \$1,233,000, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$683,000 and Improvement Value reduced to \$550,000.

TNPR1, LLC  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 062 00 0 128.00  
2645 McGavock Pike, Nashville TN 37214

Motion to Change the Total Value to \$1,637,000, by Trey Lewis, second by Melba Jackson, unanimously approved. Land Value of \$1,133,000 and Improvement Value reduced to \$504,000.

SISTA and Sons LLC  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 075 00 0 214.00  
4005 Lebanon Pike, Nashville TN 37076

Motion to No Change the Total Value of \$3,657,700, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$907,800 and Improvement Value of \$2,749,900.

YMC Oldsmar Investments, LLC  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 095 03 0 023.00  
1 Bridgestone Park, Nashville TN 37214

Motion to Change the Total Value to \$13,500,000, by Trey Lewis, second by Melba Jackson, unanimously approved. Land Value of \$2,530,000 and Improvement Value reduced to \$10,970,000.

Stockwell Property, LLC  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 105 03 0 002.00  
1000 6<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$1,158,900, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$931,100 and Improvement Value of \$227,800.

SPIVA/Hill Management and Investment LLC  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 105 14 0 087.00  
2222 8<sup>th</sup> Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$2,135,200, by Trey Lewis, second by Melba Jackson, unanimously approved. Land Value of \$1,254,600 and Improvement Value reduced to \$880,600.

Franklin Road Partners  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 105 14 0 279.00  
2330 8<sup>th</sup> Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$2,544,400, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$2,254,200 and Improvement Value of \$290,200.

Texten Investments, L.L.C.  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 106 12 0 002.00  
315 Wilhagen Rd, Nashville TN 37217

Motion to Change the Total Value to \$1,200,000, by Trey Lewis, second by Melba Jackson, unanimously approved. Land Value of \$95,800 and Improvement Value reduced to \$1,104,200.

Hillsboro Realty Company  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 108 00 0 174.00  
546 Donelson Pike, Nashville TN 37214

Motion to Change the Total Value to \$1,650,000, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$744,900 and Improvement Value reduced to \$905,100.

Green Hills Mall TRG LLC  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 117 10 0 141.00  
2408 Crestmoor Rd, Nashville TN 37215

Motion to No Change the Total Value of \$4,296,500, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$4,254,800 and Improvement Value of \$41,700.

Green Hills Mall TRG LLC  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 117 14 0 055.00  
2126 Abbott Martin Rd, Nashville TN 37215

Motion to No Change the Total Value of \$252,013,304, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$82,328,400 and Improvement Value of \$169,684,904.

Green Hills Mall TRG, LLC ET AL  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 117 14 0 177.00  
3820 Cleghorn Ave, Nashville TN 37215

Motion to No Change the Total Value of \$23,315,300, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$11,707,600 and Improvement Value of \$11,607,700.

Green Hills Mall TRG, LLC  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 117 14 0 430.00  
2126 Abbott Martin Rd, Nashville TN 37215

Motion to No Change the Total Value of \$58,363,200, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$15,524,800 and Improvement Value of \$42,838,400.

2535 Franklin Road Partners  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 118 02 0 074.00  
2535 8<sup>th</sup> Ave S, Nashville TN 37204

Motion to Change the Total Value to \$4,433,000, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$3,057,900 and Improvement Value reduced to \$1,375,100.

2502 Franklin Pike Partners  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 118 02 0 187.00  
2502 8<sup>th</sup> Ave S, Nashville TN 37204

Motion to No Change the Total Value of \$1,369,400, by Trey Lewis, second by Melba Jackson, unanimously approved. Land Value of \$1,132,600 and Improvement Value of \$236,800.

Willowbrook Commons Station, LLC ET AL  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 119 11 0 178.00  
61 E Thompson Ln, Nashville TN 37211

Motion to Change the Total Value to \$16,000,000, by Trey Lewis, second by Melba Jackson, unanimously approved. Land Value of \$11,011,100 and Improvement Value reduced to \$4,988,900.

The Hillsboro Corner Partnership  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 131 02 0 034.00  
4121 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$6,557,000, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$5,469,000 and Improvement Value of \$1,088,000.

GHP Family, LP ET AL  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 131 02 0 036.00  
4117 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$4,171,600, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$2,903,300 and Improvement Value of \$1,268,300.

SPIVA/Hill MGMT & Investment, LLC  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 131 02 0 037.00  
4109 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$3,429,800, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$2,295,600 and Improvement Value of \$1,134,200.

MPI Nashville, LLC  
Andrea McKinnon, with Altus Group appearing  
Parcel ID 174 00 0 228.00  
5818 Crossings Blvd, Antioch TN 37013

Motion to No Change the Total Value of \$3,725,100, by Melba Jackson, second by Trey Lewis, unanimously approved. Land Value of \$1,375,200 and Improvement Value of \$2,349,900.

IX. Adjournment of the Afternoon Meeting

Motion to adjourn by Melba Jackson, second by Trey Lewis, unanimously approved.

Afternoon Meeting adjourned 2:50 PM.

**ATTEST:**

**APPROVED:**

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