



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Friday April 29, 2022

8:30 AM

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, Mr. Derrick Starks, and Mr. Trey Lewis. Also present were Herman Ruben, Wes Thomas, Pam Williams Ishie, and Randy Ward, with the Office of the Property Assessor. Lexie Ward and Josh Thomas with Metro Legal were also present this morning.

III. Review and Approval of Minutes:

IV. Appeals:

**\*\*NOTE\*\*** All of the Appeals heard this morning were previously heard and were continued to allow for the parties to gather more information. For each parcel, there will be a date mentioned of when the original matter was heard.

8:30 AM

(Originally heard on 04/08/2022)

SL Airpark, LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 134 00 0 020.00  
1403 Donelson Pk, Nashville TN 37217

At the request of the appellant, this appeal is hereby withdrawn.

SL Airpark, LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 134 00 0 265.00  
1420 Donelson Pk, Nashville TN 37217

At the request of the appellant, this appeal is hereby withdrawn.

SL Airpark, LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 134 00 0 269.00  
1410 Donelson Pk, Nashville TN 37217

At the request of the appellant, this appeal is hereby withdrawn.

SL Airpark, LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 134 00 0 271.00  
1400 Donelson Pk, Nashville TN 37217

At the request of the appellant, this appeal is hereby withdrawn.

SL Airpark, LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 134 00 0 275.00  
5225 Harding Pl, Nashville TN 37217

At the request of the appellant, this appeal is hereby withdrawn.

SL Airpark, LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 134 00 0 276.00  
1010 Airpark Center Dr, Nashville TN 37217

At the request of the appellant, this appeal is hereby withdrawn.

SL Airpark, LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 134 00 0 277.00  
801 Airpark Center Dr, Nashville TN 37217

At the request of the appellant, this appeal is hereby withdrawn.

SL Airpark, LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 134 00 0 284.00  
701 Airpark Center Dr, Nashville TN 37217

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

SL Airpark, LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 134 00 0 285.00  
601 Airpark Center Dr, Nashville TN 37217

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

SL Airpark, LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 134 00 0 286.00  
501 Airpark Center Dr, Nashville TN 37217

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

SL Airpark, LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 134 00 0 287.00  
401 Airpark Center Dr, Nashville TN 37217

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

(Originally heard on 01/25/2022)

132 North, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 06 2 078.00  
132 2<sup>nd</sup> Ave N, Nashville TN 37201

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

(6 Parcels Heard Together-originally heard on 01/20/2022)

Mainland Jefferson, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Don Caire, CFO Mainland Companies appearing  
Parcel ID 082 13 0 182.00  
1104 7<sup>th</sup> Ave N, Nashville TN 37208

Motion to No Change the Total Land Value of \$941,000 and to keep classification Commercial, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$941,000.

Mainland Jefferson, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Don Caire, CFO Mainland Companies appearing  
Parcel ID 082 13 0 183.00  
622 Jefferson St, Nashville TN 37208

Motion to No Change the Total Land Value of \$1,689,100 and to keep classification Commercial, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$1,689,100.

Mainland Jefferson, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Don Caire, CFO Mainland Companies appearing  
Parcel ID 082 13 0 186.00  
609 Madison St, Nashville TN 37208

Motion to No Change the Total Land Value of \$270,000 and to keep classification Commercial, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$270,000.

Mainland Jefferson, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Don Caire, CFO Mainland Companies appearing  
Parcel ID 082 13 0 187.00  
600 Jefferson St, Nashville TN 37208

Motion to No Change the Total Land Value of \$913,300 and to keep classification Commercial, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$913,300.

Mainland Germantown, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Don Caire, CFO Mainland Companies appearing  
Parcel ID 082 13 0 188.00  
604 Madison St, Nashville TN 37208

Motion to No Change the Total Value of \$2,629,000 and to keep classification Commercial, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$2,625,000 and Improvement Value of \$4,000.

Mainland Germantown, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Don Caire, CFO Mainland Companies appearing  
Parcel ID 082 13 0 386.00  
601 Madison St, Nashville TN 37208

Motion to No Change the Total Value of \$9,891,700 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$4,469,300 and Improvement Value of \$5,422,400.

(27 Parcels Heard Together-originally heard on 01/21/2022)

AVOCA, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 002.00  
1002 Division St #201, Nashville TN 37203

Motion to No Change the Total Value of \$454,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$379,000.

AVOCA, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 003.00  
1002 Division St #202, Nashville TN 37203

Motion to No Change the Total Value of \$454,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$379,000.

AVOCA, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 004.00  
1002 Division St #203, Nashville TN 37203

Motion to No Change the Total Value of \$610,100 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$535,100.

AVOCA, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 005.00  
1002 Division St #204, Nashville TN 37203

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

Joseph Bruno, Noreen Cahalan, ET AL  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 008.00  
1002 Division St #208, Nashville TN 37203

Motion to No Change the Total Value of \$610,100 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$535,100.

Steven J. Eggart, Jr.  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 010.00  
1002 Division St #301, Nashville TN 37203

Motion to No Change the Total Value of \$454,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$379,000.

Omana Cawthon & Roger F Cawthon  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 011.00  
1002 Division St #302, Nashville TN 37203

Motion to No Change the Total Value of \$454,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$379,000.

Lydia Yao  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 012.00  
1002 Division St #304, Nashville TN 37203

Motion to No Change the Total Value of \$357,400 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$282,400.

David Perez  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 013.00  
1002 Division St #305, Nashville TN 37203

Motion to No Change the Total Value of \$308,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$233,000.

Andrea Lauren Younghouse  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 014.00  
1002 Division St #306, Nashville TN 37203

Motion to No Change the Total Value of \$454,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$379,000.

Stephanie Ann Moore  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 015.00  
1002 Division St #307, Nashville TN 37203

Motion to No Change the Total Value of \$342,900 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$267,900.

Haley Marie Billingsley  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 017.00  
1002 Division St #309, Nashville TN 37203

Motion to No Change the Total Value of \$365,200 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$290,200.

Ryan Hunter Mahan & Aine Mae Mooney  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 018.00  
1002 Division St #401, Nashville TN 37203

Motion to No Change the Total Value of \$454,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$379,000.

Marina Carlucci 2011 Trust  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 019.00  
1002 Division St #402, Nashville TN 37203

Motion to No Change the Total Value of \$454,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$379,000.

Robert J. Dunn & Susan Dunn  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 020.00  
1002 Division St #403, Nashville TN 37203

Motion to No Change the Total Value of \$610,100 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$535,100.

Richard E M Nichol, Jr. & Caren Nichol  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 021.00  
1002 Division St #404, Nashville TN 37203

Motion to No Change the Total Value of \$357,400 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$282,400.

River Rauton  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 022.00  
1002 Division St #405, Nashville TN 37203

Motion to No Change the Total Value of \$308,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$233,000.

The Morse Family Trust & Olivia M. Morse  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 023.00  
1002 Division St #406, Nashville TN 37203

Motion to No Change the Total Value of \$454,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$379,000.

Stephanie Ann Moore  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 024.00  
1002 Division St #407, Nashville TN 37203

Motion to No Change the Total Value of \$357,400 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$282,400.

1000 Division Street, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 025.00  
1002 Division St #408, Nashville TN 37203

Motion to No Change the Total Value of \$610,100 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$535,100.

Kathie Nicholas  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 026.00  
1002 Division St #409, Nashville TN 37203

Motion to No Change the Total Value of \$365,200 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$290,200.

Stephen T. Dunavant & Cathy M. Dunavant  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 027.00  
1002 Division St #501, Nashville TN 37203

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

Lauren Braun  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 029.00  
1002 Division St #504, Nashville TN 37203

Motion to No Change the Total Value of \$357,400 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$282,400.

O'Niel, Starina & Hema D'Souza  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 030.00  
1002 Division St #505, Nashville TN 37203

Motion to No Change the Total Value of \$308,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$233,000.

Matthew Campobasso  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 031.00  
1002 Division St #506, Nashville TN 37203

Motion to No Change the Total Value of \$454,000 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$379,000.



Brian Kopinski  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 032.00  
1002 Division St #507, Nashville TN 37203

Motion to No Change the Total Value of \$357,400 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$282,400.

Stephen R. Gerhart & Catherine M. Opila  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 13 2A 033.00  
1002 Division St #509, Nashville TN 37203

Motion to No Change the Total Value of \$365,200 but to change classification to Residential, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$75,000 and Improvement Value of \$290,200.

(Originally heard 01/25/2022)

Fifth and Church Investors, LLC ET AL  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 06 1 040.00  
201 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total Value to \$17,227,000, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$5,575,000 and Improvement Value reduced to \$11,652,000.

(Originally heard 01/25/2022)

OP 611 Commerce Property, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 093 06 3 000.00 002  
611 Commerce St, Nashville TN 37203

Motion to Change the Total Value to \$18,782,000, by Roger Farmer, second by Trey Lewis, unanimously approved. Land Value of \$7,560,000 and Improvement Value reduced to \$11,222,000.

(Originally heard 01/27/2022)

Paro South, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 082 16 0 004.00  
615 Main St, Nashville TN 37206

Motion to No Change the Total Value of \$8,272,300, by Trey Lewis, second by Roger Farmer, unanimously approved. Land Value of \$5,840,000 and Improvement Value of \$2,432,300.

Paro South, LLC  
Richard Hunt and Caren Nichol, with Evans & Petree, PC, appearing  
Parcel ID 082 16 0 032.00  
626 Main St, Nashville TN 37206

Motion to Change the Total Value to \$2,574,000, by Trey Lewis, second by Roger Farmer,  
unanimously approved. Land Value of \$1,600,000 and Improvement Value reduced to \$974,000.

V. Adjournment of the Meeting

Motion to adjourn by Roger Farmer, second by Trey Farmer, unanimously approved.

Meeting adjourned 11:00 AM.

**ATTEST:**

**APPROVED:**

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