



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Monday July 25, 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: Ms. Deb Dawson, Ms. Glenda Chambers, and Mr. Carnell Scruggs. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair present at today's meeting, the MBOE elected Ms. Deb Dawson Temporary Chair for this meeting, Motion by Glenda Chambers, second by Carnell Scruggs, unanimously approved.

III. Review and Approval of Minutes

IV. Appeals:

8:30 AM

Hollywood Kingsley II, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 072 10 0 144.00  
1125 Delmas Ave, Nashville TN 37216

Motion to No Change the Total Value of \$208,800, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$200,000 and Improvement Value of \$8,800.

Hollywood Kingsley II, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 072 10 0 154.00  
2810 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total Land Value of \$84,500, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$84,500.

Lighthouse Gallatin Partners, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 072 10 0 155.00  
2814 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total Value of \$2,109,600, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$2,077,800 and Improvement Value of \$31,800.

Hollywood Kingsley II, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 072 10 0 344.00  
1120 Litton Ave, Nashville TN 37216

Motion to No Change the Total Value of \$14,395,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$2,080,000 and Improvement Value of \$12,315,000.

Continental Inns 3 1 5 Interstate LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 093 03 0 093.00  
315 Interstate Dr, Nashville TN 37213

Motion to No Change the Total Value of \$39,565,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,677,100 and Improvement Value of \$37,887,900.

NP 5<sup>th</sup>, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 093 10 0 490.00  
410 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total Value of \$83,890,800, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$21,170,300 and Improvement Value of \$62,720,500.

Wilka Downtown, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 093 10 0C 001.00  
500 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total Value of \$28,800,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$4,288,300 and Improvement Value of \$24,511,700.

Wilka Downtown, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 093 10 0C 002.00  
0 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total Value of \$4,750,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$590,400 and Improvement Value of \$4,159,600.

Wilka Downtown, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 093 10 0C 900.00 001  
0 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total Value of \$5,251,200, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Improvement Value of \$5,251,200.

G-M Joint Venture  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 094 16 0 040.00  
731 Massman Dr, Nashville TN 37210

Motion to No Change the Total Value of \$7,934,600, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$819,500 and Improvement Value of \$7,115,100.

Midtown Hotel Partners, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 104 02 0 337.00  
109 29<sup>th</sup> Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$18,696,900, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$2,613,600 and Improvement Value of \$16,083,300.

Mandolin House Properties, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 133 15 0 134.00  
420 Welshwood Dr, Nashville TN 37211

Motion to No Change the Total Value of \$6,900,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,342,000 and Improvement Value of \$5,558,000.

Mandolin House Properties, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 133 15 0 136.00  
441 Welshwood Dr, Nashville TN 37211

Motion to No Change the Total Value of \$8,495,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,782,000 and Improvement Value of \$6,713,000.

WRPV XIII Doubletree Nashville, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 135 00 0 298.00  
1600 Doubletree Lane, Nashville TN 37217

Motion to No Change the Total Value of \$9,576,300, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$512,000 and Improvement Value of \$9,064,300.

WRPV XIII NV Nashville, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 135 00 0 301.00  
115 Nashboro Blvd, Nashville TN 37217

Motion to No Change the Total Value of \$554,900, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$152,400 and Improvement Value of \$402,500.

WRPV XIII NV Nashville, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 135 00 0 305.00  
730 Nashboro Blvd, Nashville TN 37217

Motion to No Change the Total Value of \$734,400, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$60,000 and Improvement Value of \$674,400.

WRPV XIII Vista Glen Nashville, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 135 00 0 331.00  
100 Village Green Dr, Nashville TN 37217

Motion to No Change the Total Value of \$40,031,200, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$2,624,000 and Improvement Value of \$37,407,200.

WRPV XIII Doubletree Nashville, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 135 00 0 332.00  
1400 Doubletree Lane, Nashville TN 37217

Motion to No Change the Total Value of \$20,519,400, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$1,088,000 and Improvement Value of \$19,431,400.

WRPV XIII NV Nashville, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 135 00 0 335.00  
700 Nashboro Blvd, Nashville TN 37217

Motion to No Change the Total Value of \$5,139,600, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$400,000 and Improvement Value of \$4,739,600.

WRPV XIII NV Nashville, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 135 00 0 336.00  
600 B Longhunter Ln, Nashville TN 37217

Motion to No Change the Total Value of \$59,677,900, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$3,328,000 and Improvement Value of \$56,349,900.

Nashville Portfolio Stone Ridge, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 149 00 0 277.00  
500 Piccadilly Row, Antioch TN 37013

Motion to No Change the Total Value of \$16,037,800, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,088,000 and Improvement Value of \$14,949,800.

Nashville Portfolio Stone Ridge, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 149 00 0 278.00  
505 Piccadilly Row, Antioch TN 37013

Motion to No Change the Total Value of \$24,735,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,632,000 and Improvement Value of \$23,103,000.

NXRT Brentwood, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 161 00 0 055.00  
5424 Edmondson Pike, Nashville TN 37211

Motion to No Change the Total Value of \$26,694,700, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$2,250,000 and Improvement Value of \$24,444,700.

NXRT Brentwood, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 161 00 0 217.00  
100 Brentwood Pl, Nashville TN 37211

Motion to No Change the Total Value of \$33,836,600, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$2,940,000 and Improvement Value of \$30,896,600.

BT-OH, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 059 00 0 072.00  
3205 Whites Creek Pike, Nashville TN 37207

Motion to No Change the Total Value of \$39,365,600, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$4,110,000 and Improvement Value of \$35,255,600.

Scannell Properties 477 LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 059 00 0 224.00  
2832 Whites Creek Pike, Nashville TN 37207

Motion to No Change the Total Value of \$11,339,800, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$3,720,000 and Improvement Value of \$7,619,800.

NNP Robertson, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 091 10 0 275.00  
5701 Robertson Ave, Nashville TN 37209

Motion to No Change the Total Value of \$1,145,700, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$220,000 and Improvement Value of \$925,700.

Graduate Nashville Owner, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 092 16 0 040.00  
101 20<sup>th</sup> Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$42,841,478, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$6,316,300 and Improvement Value of \$36,525,178.

The Vanderbilt University  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 092 16 0 141.00  
120 20<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$33,998,300, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$23,767,300 and Improvement Value of \$10,231,000.

Vanderbilt University  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 092 16 0 147.00  
114 20<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Land Value of \$1,019,300, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,019,300.

GS Nashville Hotel Owner, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 092 16 0K 001.00  
1810 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$25,757,900, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$5,657,200 and Improvement Value of \$20,100,700.

GS 19<sup>th</sup> and Broadway Apartments, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 092 16 0K 002.00  
110 19<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$69,731,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$9,632,300 and Improvement Value of \$60,098,700.

OIC 19<sup>th</sup> & Broadway  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 092 16 0K 900.00  
110 C 19<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$26,252,800, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$15,289,600 and Improvement Value of \$10,963,200.

Gulch, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 093 14 0 564.00  
908 Division St, Nashville TN 37203

Motion to No Change the Total Value of \$85,594,100, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$10,541,600 and Improvement Value of \$75,052,500.

NNP Royal 2, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 095 00 0 153.00  
511 Royal Pkwy, Nashville TN 37214

Motion to No Change the Total Value of \$5,740,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,155,200 and Improvement Value of \$4,584,800.

BRE Select Hotels Properties, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 095 16 0 040.00  
2640 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total Value of \$12,505,800, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$2,188,900 and Improvement Value of \$10,316,900.

ESS Prisa, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 106 00 0 077.00  
900 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$5,648,700, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,339,900 and Improvement Value of \$4,308,800.

Shree Investments  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 106 11 0 004.00  
714 Spence Lane, Nashville TN 37217

Motion to No Change the Total Value of \$6,600,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$448,200 and Improvement Value of \$6,151,800.

NNP Royal, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 108 01 0 082.00  
800 Royal Pkwy, Nashville TN 37214

Motion to No Change the Total Value of \$7,320,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,406,100 and Improvement Value of \$5,913,900.

Nashville Portfolio Hickory High, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 149 00 0 300.00  
100 Hickory Highlands Dr, Antioch TN 37013

Motion to No Change the Total Value of \$52,118,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$3,304,000 and Improvement Value of \$48,814,000.

Nashville Portfolio Hickory High, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 149 00 0 307.00  
0 Hickory Highlands Dr, Antioch TN 37013

Motion to No Change the Total Land Value of \$408,000, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$408,000.

Allegro On Bell LP  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 162 00 0 065.00  
1500 Brentridge Dr, Antioch TN 37013

Motion to No Change the Total Value of \$28,766,500, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,935,000 and Improvement Value of \$26,831,500.

Allegro On Bell LP  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 162 00 0 180.00  
2100 Brentridge Cir, Antioch TN 37013

Motion to No Change the Total Value of \$11,966,700, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$1,008,000 and Improvement Value of \$10,958,700.



ESS Prisa, LLC  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 163 00 0 201.00  
1124 Bell Rd, Antioch TN 37013

Motion to No Change the Total Value of \$5,167,300, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$831,500 and Improvement Value of \$4,335,800.

4 Fifty Five, LP  
Ryan Cundiff, with Marvin F. Poer and Company, appearing  
Parcel ID 163 00 0 305.00  
455 Arbor Ridge Dr, Antioch TN 37013

Motion to No Change the Total Value of \$41,233,300, by Glenda Chambers, second by Carnell Scruggs, unanimously approved. Land Value of \$3,024,000 and Improvement Value of \$38,209,300.

V. Adjournment of the Meeting

Motion to adjourn by Glenda Chambers, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 9:32 AM.

**ATTEST:**

**APPROVED:**

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