



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday August 16, 2023

8:30 A.M.

**Property Assessor's Office, Howard Office Building, 2nd Floor,
700 President Ronald Reagan Way, Suite 210**

I. Call To Order

II. Roll Call

Members present included: Ms. Lori Caste, Ms. Deb Dawson, and Ms. Sharon Emerson. Also present were Herman Ruben, and Pam Williams Ishie with the Office of the Property Assessor. Caitlyn Smagh and Ryan Cundiff with Ryan, LLC were also present.

III. Review and Approval of Minutes: Approval of Minutes from the August 14, 2023, MBOE meeting, Motion by Sharon Emerson, second by Lori Caste, unanimously approved.

****NOTE**** Due to the Chair nor Vice Chair present for this MBOE meeting, Ms. Deb Dawson was elected Temporary Chair, Motion by Lori Caste, second by Sharon Emerson, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

(7 Parcels Heard Together)

Dickerson Pike PROPCO, LLC & Dickerson Pike 1031, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 071 11 0 037.00
1413 Dickerson Pike, Nashville TN 37207

Motion to change the Total Land value to \$2,286,946, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value reduced to \$2,286,946.
(This value is applying the Sales Ratio of 0.7143).

Dickerson Pike PROPCO, LLC & Dickerson Pike 1031, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 071 11 0 038.00
1411 Dickerson Pike, Nashville TN 37207

Motion to change the Total Land value to \$1,624,190, by Sharon Emerson, second by Lori Caste,
unanimously approved. Land Value reduced to \$1,624,190.
(This value is applying the Sales Ratio of 0.7143).

Dickerson Pike PROPCO 2, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 071 11 0 044.00
123 Marie St, Nashville TN 37207

Motion to change the Total value to \$364,036, by Sharon Emerson, second by Lori Caste,
unanimously approved. Land Value reduced to \$363,936 and Improvement Value reduced to \$100.
(This value is applying the Sales Ratio of 0.7143).

Meridian Court PROPCO
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 071 11 0 051.00
124 Meridian Ct, Nashville TN 37207

Motion to change the Total value to \$270,691, by Sharon Emerson, second by Lori Caste,
unanimously approved. Land Value reduced to \$270,591 and Improvement Value reduced to \$100.
(This value is applying the Sales Ratio of 0.7143).

Meridian Court PROPCO
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 071 11 0 052.00
120 Meridian Ct, Nashville TN 37207

Motion to change the Total value to \$373,379, by Sharon Emerson, second by Lori Caste,
unanimously approved. Land Value reduced to \$373,279 and Improvement Value reduced to \$100.
(This value is applying the Sales Ratio of 0.7143).

Meridian Court PROPCO
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 071 11 0 053.00
121 Meridian Ct, Nashville TN 37207

Motion to change the Total value to \$233,362, by Sharon Emerson, second by Lori Caste,
unanimously approved. Land Value reduced to \$233,262 and Improvement Value reduced to \$100.
(This value is applying the Sales Ratio of 0.7143).

Meridian Court PROPCO
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 071 11 0 054.00
125 Meridian Ct, Nashville TN 37207

Motion to change the Total value to \$280,034, by Sharon Emerson, second by Lori Caste,
unanimously approved. Land Value reduced to \$279,934 and Improvement Value reduced to \$100.
(This value is applying the Sales Ratio of 0.7143).

Dickerson Pike 1031, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 071 11 0 071.00
198 Gatewood Ave, Nashville TN 37207

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

Avalon of Hermitage Owner, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 086 00 0 092.00
3501 Andrew Jackson Pkwy, Hermitage TN 37076

Motion to change the Total value to \$23,000,460, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$2,235,000 and Improvement Value reduced to \$20,765,460. (This value is applying the Sales Ratio of 0.7143).

The Vanderbilt University
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 092 16 0 141.00
120 20th Ave S, Nashville TN 37203

Motion to change the Total value to \$105,826,188, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$23,767,300 and Improvement Value reduced to \$82,058,888. (This value is applying the Sales Ratio of 0.7143).

Hickory Creek Apartments Owner, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 120 01 0 133.00
1150 Vultee Blvd, Nashville TN 37217

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

Bellevue Apartment Owner, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 128 00 0 126.00
1000 Amberwood Cir, Nashville TN 37221

Motion to No change the Total value of \$34,023,300, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$2,475,000 and Improvement Value of \$31,548,300.

Mandolin House Properties, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 133 15 0 134.00
420 Welshwood Dr, Nashville TN 37211

Motion to change the Total value to \$5,714,400, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$1,342,000 and Improvement Value reduced to \$4,372,400. (This value is applying the Sales Ratio of 0.7143).

Mandolin Terrace Properties, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
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 Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$1,782,000 and Improvement Value of \$6,713,000.

(5 Parcels Heard Together)

WRPV XIII Doubletree Nashville, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 135 00 0 298.00
1600 Doubletree Ln, Nashville TN 37217

Motion to change the Total value to \$8,690,252, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$512,000 and Improvement Value reduced to \$8,178,252. (This value is applying the Sales Ratio of 0.7143).

WRPV XIII Vista Glen Nashville, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 135 00 0 331.00
100 Village Green Dr, Nashville TN 37217

Motion to change the Total value to \$36,329,973, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$2,624,000 and Improvement Value reduced to \$33,705,973. (This value is applying the Sales Ratio of 0.7143).

WRPV XIII Doubletree Nashville, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 135 00 0 332.00
1400 Doubletree Ln, Nashville TN 37217

Motion to change the Total value to \$18,621,967, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$1,088,000 and Improvement Value reduced to \$17,533,967. (This value is applying the Sales Ratio of 0.7143).

WRPV XIII NV Nashville, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 135 00 0 335.00
700 Nashboro Blvd, Nashville TN 37217

Motion to change the Total value to \$4,661,204, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$400,000 and Improvement Value reduced to \$4,261,204. (This value is applying the Sales Ratio of 0.7143).

WRPV XIII NV Nashville, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 135 00 0 336.00
600 B Longhunter Ln, Nashville TN 37217

Motion to change the Total value to \$54,159,840, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$3,328,000 and Improvement Value reduced to \$50,831,840. (This value is applying the Sales Ratio of 0.7143).

Lakes of Bellevue Holdings, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 143 00 0 003.00
2009 Erin Ln, Nashville TN 37221

Motion to No change the Total value of \$91,983,900, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$6,204,000 and Improvement Value of \$85,779,900.

Highlands Equities, LLC & Highlands Exchange, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 147 08 0 035.00
4646 Nolensville Pike, Nashville TN 37211

Motion to No change the Total value of \$20,234,900, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$2,024,000 and Improvement Value of \$18,210,900.

Mallards Landing Apartments Owner, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 148 00 0 155.00
4501 Packard Dr, Antioch TN 37013

Motion to change the Total value to \$25,336,221, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$2,332,000 and Improvement Value reduced to \$23,004,221. (This value is applying the Sales Ratio of 0.7143).

(2 Parcels Heard Together- 161 00 0 055.00 & 161 00 0 217.00)

NXRT Brentwood, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 161 00 0 055.00
5424 Edmondson Pike, Nashville TN 37211

Motion to change the Total value to \$25,425,509, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$2,250,000 and Improvement Value reduced to \$23,175,509. (This value is applying the Sales Ratio of 0.7143).

Stonebrook Apartments Nashville Owner, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 161 00 0 169.00
121 Hickory Trace Dr, Nashville TN 37211

Motion to change the Total value to \$39,643,650, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$4,800,000 and Improvement Value reduced to \$34,843,650. (This value is applying the Sales Ratio of 0.7143).

NXRT Brentwood, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 161 00 0 217.00
100 Brentwood Pl, Nashville TN 37211

Motion to change the Total value to \$31,075,622, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$2,940,000 and Improvement Value reduced to \$28,135,622. (This value is applying the Sales Ratio of 0.7143).

(2 Parcels Heard Together)

Whetstone Partners I, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 162 00 0 250.00
1430 Bell Rd, Nashville TN 37211

Motion to change the Total value to \$40,697,243, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$2,268,000 and Improvement Value reduced to \$38,429,243. (This value is applying the Sales Ratio of 0.7143).

Whetstone Partners II, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 162 00 0 295.00
900 Brittany Park Dr, Antioch TN 372013

Motion to change the Total value to \$41,365,113, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$1,224,000 and Improvement Value reduced to \$40,141,113. (This value is applying the Sales Ratio of 0.7143).

****This concluded the Morning session of appeals. In agreement with the MBOE and all parties involved in the appeals this morning, the MBOE began hearing parcels scheduled for the 08/16/2023 1PM docket.**

(5 Parcels Heard Together)

HC D Hill Retail, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 093 09 0 259.00
1522 Demonbreun St, Nashville TN 37203

Motion to change the Total value to \$2,872,672, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$2,427,800 and Improvement Value reduced to \$444,872. (This value is applying the Sales Ratio of 0.7143).

HC D Hill Retail, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 093 09 0 341.00
1516 Demonbreun St, Nashville TN 37203

Motion to change the Total value to \$5,723,948, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$5,096,500 and Improvement Value reduced to \$627,448. (This value is applying the Sales Ratio of 0.7143).

HC D Hill Retail, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 093 09 0 342.00
1514 Demonbreun St, Nashville TN 37203

Motion to change the Total value to \$3,813,489, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value reduced to \$3,812,489 and Improvement Value reduced to \$1,000. (This value is applying the Sales Ratio of 0.7143).

HC D Hill Retail, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 093 13 0 011.00
1528 Demonbreun St, Nashville TN 37203

Motion to change the Total value to \$3,051,579, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value reduced to \$3,050,579 and Improvement Value reduced to \$1,000. (This value is applying the Sales Ratio of 0.7143).

HC D Hill Retail, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 093 13 0 013.00
1524 A Demonbreun St, Nashville TN 37203

Motion to change the Total value to \$3,001,551, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$2,670,500 and Improvement Value reduced to \$331,051. (This value is applying the Sales Ratio of 0.7143).

Nashville West, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 102 00 0 090.00
6622 Charlotte Pike, Nashville TN 37209

Motion to No change the Total value of \$20,000,000, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$7,592,700 and Improvement Value of \$12,407,300.

Nashville West, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 102 00 0 093.00
6806 Charlotte Pike, Nashville TN 37209

Motion to No change the Total value of \$38,634,000, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$10,532,600 and Improvement Value of \$28,101,400.

Nashville West, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 102 00 0 094.00
6716 Charlotte Pike, Nashville TN 37209

Motion to No change the Total value of \$25,502,700, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$7,190,600 and Improvement Value of \$18,312,100.

SCG Lion's Head, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 103 15 0 043.00
40 White Bridge Pike, Nashville TN 37205

Motion to No change the Total value of \$28,725,700, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$14,605,700 and Improvement Value of \$14,120,000.

Merchants Walk TN, LLC
Caitlyn Smagh and Ryan Cundiff, with Ryan, LLC, appeared.
Parcel ID 171 00 0 149.00
4900 Thoroughbred Ln, Brentwood TN 37027

Motion to No change the Total value of \$10,773,000, by Sharon Emerson, second by Lori Caste, unanimously approved. Land Value of \$5,153,200 and Improvement Value of \$5,619,800.

VI. Adjournment

Motion to adjourn by Sharon Emerson, second by Lori Caste, unanimously approved.

Meeting adjourned 9:25 AM.

ATTEST:

APPROVED:
