



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday August 6, 2024

8:30 A.M & 1:00 P.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. Mia Parker, Ms. Deb Dawson, and Ms. Lori Caste. Also present were Herman Ruben, and Gabe Martin with the Office of the Property Assessor. The following reps were present with Ryan, LLC for both the morning and/or afternoon session: Caitlyn Smagh, Madison Binkley, Jake Jameson, Caleb Marlow, and Claire Jirasevijinda.

III. Review and Approval of Minutes:

IV. Public Comment Period

****NOTE**** The MBOE heard both the appeals scheduled for the morning and afternoon during the morning session.

V. Appeals:

8:30 AM

M.D.H.A.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 082 02 0 044.00
900 Dickerson Pike, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

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

Motion to Change the Total value to \$19,794,824, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$2,235,000 and Improvement Value reduced to \$17,559,824. (This value is applying the Sale Ratio of 0.7143)

14th Ave Community Development Partners
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 08 0 316.00
315 14th Ave N, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

14th Ave Community Development Partners, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 08 0 323.00
1408 Hynes St, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

1818 Church St, LLC & 1818 Church St TIC 1, LLC ET AL
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 12 0 292.00
1818 Church St, Nashville TN 37203

Motion to Change the Total value to \$23,850,477, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$4,970,000 and Improvement Value reduced to \$18,880,477. (This value is applying the Sale Ratio of 0.7143)

1111 Church Street Ground Owner LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 09 0 082.00
1111 Church St, Nashville TN 37203

Motion to Change the Total value to \$132,502,650, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$19,602,000 and Improvement Value reduced to \$112,900,650. (This value is applying the Sale Ratio of 0.7143)

TBR-L Belcourt Apt Owner LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 08 0 266.00
1710 Belcourt Ave, Nashville TN 37212

Motion to Change the Total value to \$14,643,150, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$2,660,000 and Improvement Value reduced to \$11,983,150. (This value is applying the Sale Ratio of 0.7143)

TREA 12 South Apt, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 105 13 0 210.00
2310 12th Ave S, Nashville TN 37204

Motion to Change the Total value to \$27,406,262, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$3,150,000 and Improvement Value reduced to \$24,256,262. (This value is applying the Sale Ratio of 0.7143)

AE One, LLC & AE Two, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 105 16 0 176.00
2165 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$47,143,800, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$7,009,200 and Improvement Value reduced to \$40,134,600. (This value is applying the Sale Ratio of 0.7143)

Brand Berry Hill Apartments, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 118 03 0 147.00
2604 Fessey Park Rd, Nashville TN 37204

Motion to Change the Total value to \$55,001,100, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$9,325,800 and Improvement Value reduced to \$45,675,300. (This value is applying the Sale Ratio of 0.7143)

Bellevue Apartment Owner, LLC
Caitlyn Smagh 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 \$34,352,200, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$2,475,000 and Improvement Value of \$31,877,200.

HZ Bellevue DST
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 142 00 0 030.00
865 Bellevue Rd, Nashville TN 37221

Motion to Change the Total value to \$52,465,335, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$3,586,000 and Improvement Value reduced to \$48,879,335. (This value is applying the Sale Ratio of 0.7143)

Audubon Nash L.P.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 147 11 0 030.00
526 Northcrest Dr, Nashville TN 37211

Motion to Change the Total value to \$13,446,402, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$1,408,000 and Improvement Value reduced to \$12,038,402. (This value is applying the Sale Ratio of 0.7143)

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

Motion to Change the Total value to \$24,879,069, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$2,250,000 and Improvement Value reduced to \$22,629,069. (This value is applying the Sale Ratio of 0.7143)

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

Motion to Change the Total value to \$30,407,751, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$2,940,000 and Improvement Value reduced to \$27,467,751. (This value is applying the Sale Ratio of 0.7143)

SNH Medical Office Properties Trust
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 181 00 0 284.00
6716 Nolensville Pike, Brentwood TN 37027

Motion to Change the Total value to \$8,214,450, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$1,877,700 and Improvement Value reduced to \$6,336,750. (This value is applying the Sale Ratio of 0.7143)

1:00 PM Appeals:

Dominion DuPont LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 043 10 0 070.00
601 N DuPont Ave, Madison TN 37115

Motion to Change the Total value to \$6,600,132, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$768,000 and Improvement Value reduced to \$5,832,132. (This value is applying the Sale Ratio of 0.7143)

110 Archwood Place LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 043 11 0 187.00
110 Archwood Pl, Madison TN 37115

Motion to Change the Total value to \$11,874,737, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$896,000 and Improvement Value reduced to \$10,978,737. (This value is applying the Sale Ratio of 0.7143)

Lion Easton, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 051 00 0 015.00
714 Due West Ave N, Madison TN 37115

Motion to Change the Total value to \$20,357,550, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$1,648,000 and Improvement Value reduced to \$18,709,500. (This value is applying the Sale Ratio of 0.7143)

Cherry Creek Multifamily Holdings, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 086 00 0 154.00
4100 Crystal Spring Ln, Hermitage TN 37076

Motion to Change the Total value to \$78,229,972, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$7,500,000 and Improvement Value reduced to \$70,729,972. (This value is applying the Sale Ratio of 0.7143)

Cherry Creek Multifamily Holdings, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 086 00 0 280.00
1100 Crystal Spring Ln, Hermitage TN 37076

Motion to Change the Total value to \$13,450,433, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$1,905,000 and Improvement Value reduced to \$11,545,433. (This value is applying the Sale Ratio of 0.7143)

Eleven North Apartments Property, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 05 0 131.00
200 11th Ave N, Nashville TN 37203

Motion to Change the Total value to \$59,644,050, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$10,570,000 and Improvement Value reduced to \$49,074,050. (This value is applying the Sale Ratio of 0.7143)

Demonbreun-FCA, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 13 0 582.00
1505 Demonbreun St, Nashville TN 37203

Motion to Change the Total value to \$44,572,320, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$14,996,300 and Improvement Value reduced to \$29,576,020. (This value is applying the Sale Ratio of 0.7143)

Fairfield City Side Flats, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 094 00 0 079.00
1441 Lebanon Pike, Nashville TN 37210

Motion to Change the Total value to \$20,428,980, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$3,015,000 and Improvement Value reduced to \$17,413,980. (This value is applying the Sale Ratio of 0.7143)

Duet Nashville SPE, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 02 0 225.00
300 31st Ave N, Nashville TN 37203

Motion to Change the Total value to \$14,285,600, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$3,974,800 and Improvement Value reduced to \$10,310,800. (This value is applying the Sale Ratio of 0.7143)

Duet Nashville SPE, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 02 0 232.00
301 29th Ave N, Nashville TN 37203

Motion to Change the Total value to \$27,929,530, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$4,865,000 and Improvement Value reduced to \$23,064,530. (This value is applying the Sale Ratio of 0.7143)

Fairfield Priest Lake, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 109 00 0 008.00
3555 Bell Rd, Nashville TN 37214

Motion to Change the Total value to \$6,437,329, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$780,000 and Improvement Value reduced to \$5,657,329. (This value is applying the Sale Ratio of 0.7143)

Nashville Portfolio Priest Lake, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 109 00 0 012.00
100 Lincoya Bay Dr, Nashville TN 37214

Motion to Change the Total value to \$26,813,336, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$3,840,000 and Improvement Value reduced to \$22,973,336. (This value is applying the Sale Ratio of 0.7143)

Fairfield Newport, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 135 00 0 367.00
0 Harding Pl, Nashville TN 37217

Motion to Change the Total value to \$21,607,575, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$1,880,000 and Improvement Value reduced to \$19,727,575. (This value is applying the Sale Ratio of 0.7143)

Audubon Nash, L.P.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 147 11 0 136.00
600 Whispering Hills Dr, Nashville TN 37211

Motion to Change the Total value to \$16,197,048, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$1,584,000 and Improvement Value reduced to \$14,613,048. (This value is applying the Sale Ratio of 0.7143)

CC Flats Nolensville LLC ET AL
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 161 00 0 141.00
5319 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$21,429,000, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$3,795,000 and Improvement Value reduced to \$17,634,000. (This value is applying the Sale Ratio of 0.7143)

Dandridge 2018, LP
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 161 00 0 193.00
431 Ocala Dr, Nashville TN 37211

Motion to Change the Total value to \$14,178,855, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$2,310,000 and Improvement Value reduced to \$11,868,855. (This value is applying the Sale Ratio of 0.7143)

Discovery TN, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 164 00 0 300.00
5000 Mountain Springs Dr, Antioch TN 37013

Motion to Change the Total value to \$54,036,795, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$2,688,000 and Improvement Value reduced to \$51,348,795. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment

Motion to adjourn by Lori Caste, second by Mia Parker, unanimously approved.

Meeting adjourned 9:27 AM.

ATTEST:

APPROVED:
