



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday August 7, 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, Alex Blake, and Pam Ishie 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

BEL Taylor Flats, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 082 09 0 498.00
1515 5th Ave N, Nashville TN 37208

Motion to Change the Total value to \$60,188,704, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$16,923,100 and Improvement Value reduced to \$43,265,604. (This value is applying the Sale Ratio of 0.7143)

Jefferson Streets Lofts, L.P.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 082 13 0 300.00
1100 4th Ave N, Nashville TN 37208

Motion to No Change the Total value of \$13,135,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$6,586,200 and Improvement Value of \$6,548,800.

3rd & Jefferson, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 082 13 0 318.00
304 Jefferson St, Nashville TN 37208

Motion to No Change the Total value of \$1,002,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$998,500 and Improvement Value of \$3,500.

Gupton Partners, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 12 0 219.00
1601 State St, Nashville TN 37203

Motion to Change the Total value to \$8,428,740, by Lori Caste, second by Mia Parker, unanimously approved. Land value reduced to \$8,351,540 and Improvement Value of \$77,200. (This value is applying the Sale Ratio of 0.7143)

220 25th Ave N Ground Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 15 0 043.00
220 25th Ave N, Nashville TN 37203

Motion to Change the Total Land value to \$3,457,222, by Lori Caste, second by Mia Parker, unanimously approved. Land value reduced to \$3,457,222. (This value is applying the Sale Ratio of 0.7143)

Infinity At the Park Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 15 0 043.00 001
0 25th Ave N, Nashville TN 37203

Motion to Change the Total Improvement value to \$16,157,617, by Lori Caste, second by Mia Parker, unanimously approved. Improvement value reduced to \$16,157,617. (This value is applying the Sale Ratio of 0.7143)

220 25th Ave N Ground Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 15 0 057.00
215 Reidhurst Ave, Nashville TN 37203

Motion to Change the Total Land value to \$3,076,611, by Lori Caste, second by Mia Parker, unanimously approved. Land value reduced to \$3,076,611. (This value is applying the Sale Ratio of 0.7143)

Infinity At the Park Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 15 0 057.00 001
0 Reidhurst Ave, Nashville TN 37203

Motion to Change the Total Improvement value to \$16,845,025, by Lori Caste, second by Mia Parker, unanimously approved. Improvement value reduced to \$16,845,025.
(This value is applying the Sale Ratio of 0.7143)

Infinity Midtown Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 15 0 127.00
2110 Elliston Pl, Nashville TN 37203

Motion to Change the Total value to \$21,796,865, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$3,675,000 and Improvement Value reduced to \$18,121,865.
(This value is applying the Sale Ratio of 0.7143)

Infinity Lofts Gulch 2, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 13 0B 002.00
320 11th Ave S, Nashville TN 37203

Motion to Change the Total value to \$51,429,600, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$9,100,000 and Improvement Value reduced to \$42,329,600.
(This value is applying the Sale Ratio of 0.7143)

Flats TN I, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 106 05 0 165.00
225 Walden Village Ln, Nashville TN 37210

Motion to Change the Total value to \$21,857,580, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$2,179,700 and Improvement Value reduced to \$19,677,880.
(This value is applying the Sale Ratio of 0.7143)

BEL Gale Lofts, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 118 06 0 173.00
811 Gale Ln, Nashville TN 37204

Motion to Change the Total value to \$14,323,419, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$4,190,500 and Improvement Value reduced to \$10,132,919.
(This value is applying the Sale Ratio of 0.7143)

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

Motion to Change the Total value to \$79,326,493, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$6,204,000 and Improvement Value reduced to \$73,122,493. (This value is applying the Sale Ratio of 0.7143)

Highland Ventures LLC ET AL
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 147 08 0 035.00
4646 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$19,057,524, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$2,024,000 and Improvement Value reduced to \$17,033,524. (This value is applying the Sale Ratio of 0.7143)

SREIT Hickory Point Nashville, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 161 00 0 079.00
15180 Old Hickory Blvd, Nashville TN 37211

Motion to Change the Total value to \$41,552,617, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$4,470,000 and Improvement value reduced to \$37,082,617. (This value is applying the Sale Ratio of 0.7143)

Fairfield Wynton Pointe LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 161 00 0 251.00
1000 Enclave Cir, Nashville TN 37211

Motion to Change the Total value to \$40,715,100, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$5,700,000 and Improvement Value reduced to \$35,015,000. (This value is applying the Sale Ratio of 0.7143)

Oxford Century Farms Apartments, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 174 00 0 258.00
2141 Century Farms Pkwy, Antioch TN 37013

Motion to Change the Total value to \$62,115,528, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$5,487,000 and Improvement Value reduced to \$56,628,528. (This value is applying the Sale Ratio of 0.7143)

1:00 PM Appeals:

Dominion Orchard LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 043 06 0 222.00
228 Sealey Dr, Madison TN 37115

Motion to No Change the Total value of \$3,653,600, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$352,000 and Improvement Value of \$3,301,600.

Dominion Orchard LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 043 06 0 227.00
203 Sealey Dr, Madison TN 37115

Motion to No Change the Total value of \$5,646,400, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$624,000 and Improvement Value of \$5,022,400.

PEP Meridian Park, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 071 07 0 232.00
1801 Meridian St, Nashville TN 37207

Motion to Change the Total value to \$28,143,420, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$4,486,700 and Improvement Value reduced to \$23,656,720. (This value is applying the Sale Ratio of 0.7143)

One MetroCenter Holdings LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 081 04 0 221.00
45 Vantage Way, Nashville TN 37228

Motion to Change the Total value to \$59,458,903, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$8,000,000 and Improvement Value reduced to \$51,458,903. (This value is applying the Sale Ratio of 0.7143)

Lagasse Legacy Project, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 092 16 0 436.00
200 21st Ave S, Nashville TN 37203

Motion to No Change the Total value of \$165,159,612, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$23,571,400 and Improvement Value of \$141,588,212.

Edgehill Owner, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 13 0 542.00
801 12th Ave S, Nashville TN 37203

Motion to Change the Total value to \$65,705,957, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$13,313,700 and Improvement Value reduced to \$52,392,257. (This value is applying the Sale Ratio of 0.7143)

1221 Division Street Ground Owner LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 13 0 584.00
1221 Division St, Nashville TN 37203

Motion to No Change the Total Land value of \$13,460,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$13,460,000.

CWS Music Row Clear Lake, LLC ET AL
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 093 13 0 584.00 001
0 Division St, Nashville TN 37203

Motion to No Change the Total Improvement value of \$43,958,022, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$43,958,022.

Midtown Place, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 04 0 095.01
1016 18th Ave S, Nashville TN 37212

Motion to Change the Total value to \$8,857,320, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$1,540,000 and Improvement Value reduced to \$7,317,320. (This value is applying the Sale Ratio of 0.7143)

Millennium Music, L.P.
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 04 0 241.00
70 Music Sq W, Nashville TN 37203

Motion to Change the Total value to \$49,786,710, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$17,467,200 and Improvement Value reduced to \$32,319,510. (This value is applying the Sale Ratio of 0.7143)

NOTE 16 Nashville SPE, LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 104 08 0 235.00
1226 16th Ave S, Nashville TN 37212

Motion to Change the Total value to \$15,102,609, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$3,010,000 and Improvement value reduced to \$12,092,609. (This value is applying the Sale Ratio of 0.7143)

TGA Octave Apartments LLC
Caitlyn Smagh with Ryan, LLC, appeared.
Parcel ID 105 14 0 275.00
2350 8th Ave S, Nashville TN 37204

Motion to Change the Total value to \$58,105,376, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$11,343,000 and Improvement Value reduced to \$46,762,376. (This value is applying the Sale Ratio of 0.7143)

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

Motion to Change the Total value to \$8,136,247, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$512,000 and Improvement Value reduced to \$7,624,247. (This value is applying the Sale Ratio of 0.7143)

WRPV XIII Vista Glen Nashville, LLC
Caitlyn Smagh 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 \$34,013,932, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$2,624,000 and Improvement Value reduced to \$31,389,932. (This value is applying the Sale Ratio of 0.7143)

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

Motion to Change the Total value to \$17,434,814, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$1,088,000 and Improvement Value reduced to \$16,346,814. (This value is applying the Sale Ratio of 0.7143)

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

Motion to Change the Total value to \$4,364,052, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$400,000 and Improvement Value reduced to \$3,964,052. (This value is applying the Sale Ratio of 0.7143)

WRPV XIII NV Nashville LLC
Caitlyn Smagh 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 \$50,707,143, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$3,328,000 and Improvement Value reduced to \$47,379,143. (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 9:58 AM.

ATTEST:

APPROVED:
