



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Wednesday August 14, 2024

8:30 A.M & 1:00 P.M.

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 President Ronald Reagan Way, Suite 210

I. Call To Order

II. Roll Call

Members present included: Ms. Deb Dawson, Ms. Lori Caste, Ms. Alexa Coulton, and Mr. Carnell Scruggs. Also present were Herman Ruben, and Nathan Burton, with the Office of the Property Assessor and Mr. Sam Keen with Metro Legal.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

12D Nashville Land Partners, LP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 09 0E 003.00  
1207 McGavock St, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Broadway W & R, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 10 0 450.00  
523 3<sup>rd</sup> Ave S, Nashville TN 37210

Motion to Change the Total value to \$3,285,780, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value reduced to \$3,284,780 and Improvement Value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

OP Music Square East Property, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 13 0 149.00  
60 Music Square E, Nashville TN 37203

Motion to Change the Total value to \$5,714,400, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$5,449,200 and Improvement Value reduced to \$265,200. (This value is applying the Sale Ratio of 0.7143)

Broadcast Music, Inc.  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 13 0 169.00  
10 Music Square E, Nashville TN 37203

Motion to Change the Total value to \$17,143,200, by Alexa Coulton, second by Carnell Scruggs, unanimously approved. Land value of \$7,213,500 and Improvement Value reduced to \$9,929,700. (This value is applying the Sale Ratio of 0.7143)

Broadcast Music, Inc.  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 13 0 171.00  
4 Music Square E, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

REG Nash 7 Music Circle North Property Owner LP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 13 0 250.00  
7 Music Cir N, Nashville TN 37203

Motion to Change the Total value to \$2,964,345, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$2,950,445 and Improvement Value of \$13,900. (This value is applying the Sale Ratio of 0.7143)

REG Nash 1 Music Circle North Property Owner, LP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 13 0 253.00  
1 Music Cir N, Nashville TN 37203

Motion to Change the Total value to \$4,750,095, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$4,749,095 and Improvement Value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

OP Music Circle, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 13 0 325.00  
2 Music Cir S, Nashville TN 37203

Motion to Change the Total value to \$1,714,320, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$1,713,320 and Improvement Value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

Nashville OZ Propco I, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 15 0 143.00  
919 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total Land value of \$630,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$630,000.

Nashville OZ Propco I, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 093 15 0 145.00  
915 Rep John Lewis Way S, Nashville TN 37203

Motion to Change the Total value to \$3,341,508, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$955,500 and Improvement Value reduced to \$2,386,008. (This value is applying the Sale Ratio of 0.7143)

Cavalier Building, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 103 14 0 028.00  
95 White Bridge Pike, Nashville TN 37205

Motion to Change the Total value to \$8,714,460, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$4,987,600 and Improvement Value reduced to \$3,726,860. (This value is applying the Sale Ratio of 0.7143)

110 29<sup>th</sup> Avenue North Partners  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 104 02 0 341.00  
110 29<sup>th</sup> Ave N, Nashville TN 37203

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

American Center  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 104 02 0 408.00  
3100 Park Dr, Nashville TN 37203

Motion to Change the Total value to \$45,715,200, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$34,527,400 and Improvement Value reduced to \$11,187,800. (This value is applying the Sale Ratio of 0.7143)

17<sup>th</sup> & Grand, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 104 04 0 128.00  
1005 17<sup>th</sup> Ave S, Nashville TN 37212

Motion to Change the Total value to \$34,072,110, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$7,644,800 and Improvement Value reduced to \$26,427,310. (This value is applying the Sale Ratio of 0.7143)

2 Parcels Heard Together

Magnolia Hillsboro LP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 104 15 0 405.00  
2505 21<sup>st</sup> Ave S, Nashville TN 37212

Motion to Change the Total value to \$5,281,427, by Alexa Coulton, second by Lori Caste, unanimously approved. Land value of \$2,434,600 and Improvement Value reduced to \$2,846,827. (This value is applying the Sale Ratio of 0.7143)

Magnolia Hillsboro LP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 104 15 0 407.00  
2525 21<sup>st</sup> Ave S, Nashville TN 37212

Motion to Change the Total value to \$1,504,423, by Alexa Coulton, second by Lori Caste, unanimously approved. Land value of \$1,468,400 and Improvement Value reduced to \$36,023. (This value is applying the Sale Ratio of 0.7143)

1:00 PM Appeals:

VI. Roll Call

Members present included: Ms. Melba Jackson, Mr. Roger Farmer, and Mr. John Green. Also present were Herman Ruben, and Nathan Burton, with the Office of the Property Assessor.

Music Row 3, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 01 1 110.00  
1030 16<sup>th</sup> Ave S, Nashville TN 37212

Motion to Change the Total value to \$20,643,270, by Melba Jackson, second by John Green, unanimously approved. Land value of \$5,161,800 and Improvement Value reduced to \$15,481,470. (This value is applying the Sale Ratio of 0.7143)

Nashville Phase II Property Holder, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 03 0Y 002.00  
1131 4<sup>th</sup> Ave S, Nashville TN 37210

Motion to Change the Total value to \$35,897,147, by John Green, second by Melba Jackson, unanimously approved. Land value of \$14,135,200 and Improvement Value reduced to \$21,761,947. (This value is applying the Sale Ratio of 0.7143)

HCD Wedgewood 1234 Martin, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 07 0 114.00  
1234 Martin St, Nashville TN 37203

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

Craighead Investors, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 15 0 017.00  
478 Craighead St, Nashville TN 37204

Motion to Change the Total value to \$847,874, by John Green, second by Melba Jackson, unanimously approved. Land value of \$270,500 and Improvement Value reduced to \$577,374. (This value is applying the Sale Ratio of 0.7143)

Craighead Investors, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 105 15 0 019.00  
480 Craighead St, Nashville TN 37204

Motion to Change the Total value to \$1,160,023, by John Green, second by Melba Jackson, unanimously approved. Land value of \$262,700 and Improvement Value reduced to \$897,323. (This value is applying the Sale Ratio of 0.7143)

Elm Hill Center, L.P.  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 106 02 0 041.00  
1120 Elm Hill Pike, Nashville TN 37210

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

Elm Hill Center, L.P.  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 106 02 0 042.00  
1106 Elm Hill Pike, Nashville TN 37210

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

Elm Hill Center, L.P.  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 106 02 0 043.00  
1100 Elm Hill Pike, Nashville TN 37210

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

Hessel Properties, GP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 107 00 0 177.00  
750 Envious Ln, Nashville TN 37217

Motion to Change the Total value to \$2,875,058, by Melba Jackson, second by John Green, unanimously approved. Land value of \$1,442,300 and Improvement Value reduced to \$1,432,758. (This value is applying the Sale Ratio of 0.7143)

2 Parcels Heard Together

Quality Nashville, L.L.C.  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 108 00 0 027.00  
2953 B Elm Hill Pike, Nashville TN 37214

Motion to Change the Total Land value to \$582,633, by John Green, second by Melba Jackson, unanimously approved. Land value reduced to \$582,633.  
(This value is applying the Sale Ratio of 0.7143)

Quality Nashville, L.L.C.  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 108 00 0 034.00  
2953 Elm Hill Pike, Nashville TN 37214

Motion to Change the Total value to \$5,096,052, by John Green, second by Melba Jackson, unanimously approved. Land value of \$1,791,200 and Improvement Value reduced to \$3,304,852.  
(This value is applying the Sale Ratio of 0.7143)

BPI Century Plaza Partners ET AL  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 117 15 1 047.00  
2000 Richard Jones Rd, Nashville TN 37215

Motion to Change the Total value to \$9,542,334, by Melba Jackson, second by John Green, unanimously approved. Land value reduced to \$9,541,334 and Improvement Value reduced to \$1,000.  
(This value is applying the Sale Ratio of 0.7143)

Green Hills Office Partners, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 117 15 0 153.00  
2002 Richard Jones Rd, Nashville TN 37215

Motion to Change the Total value to \$16,647,476, by John Green, second by Melba Jackson, unanimously approved. Land value of \$12,325,700 and Improvement Value reduced to \$4,322,046.  
(This value is applying the Sale Ratio of 0.7143)

HC Berry Hill, LLC  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 118 08 0 175.00  
2606 Eugenia Ave, Nashville TN 37211

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

2926 Foster, GP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 118 16 0 042.00  
2926 Foster Creighton Dr, Nashville TN 37204

Motion to Change the Total value to \$704,300, by John Green, second by Melba Jackson, unanimously approved. Land value of \$229,500 and Improvement Value reduced to \$474,800.  
(This value is applying the Sale Ratio of 0.7143)

Hessel Properties, GP  
Richard Hunt and Caren Nichol with Evans and Petree PC, appeared.  
Parcel ID 120 00 0 155.00  
3301 McGavock Pike, Nashville TN 37217

Motion to Change the Total value to \$8,628,744, by John Green, second by Melba Jackson, unanimously approved. Land value of \$1,865,600 and Improvement Value reduced to \$6,763,144. (This value is applying the Sale Ratio of 0.7143)

VII. Adjournment

Motion to adjourn by John Green, second by Melba Jackson, unanimously approved.

Meeting adjourned 1:40 PM.

**ATTEST:**

**APPROVED:**

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