



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Wednesday August 21, 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. Alexa Coulton, Ms. Melba Jackson, and Dr. Truitt Ellis. Also present were Herman Ruben, and Alex Blake with the Office of the Property Assessor. The following reps were present with Ryan, LLC for the morning and afternoon session: Caitlyn Smagh, Jake Jameson, Caleb Marlow, and Ben Kronman.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair being present for this MBOE Meeting, the MBOE elected Ms. Alexa Coulton, Temporary Chair for this meeting, Motion by Truitt Ellis, second by Melba Jackson, unanimously approved.

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

Titanville LL, LP  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 070 16 0 014.00  
44 Vantage Way, Nashville TN 37228

Motion to Change the Total Land value to \$4,385,302, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$4,385,302.  
(This value is applying the Sale Ratio of 0.7143)

Titanville TT, LP  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 070 16 0 014.00 001  
0 Vantage Way, Nashville TN 37228

Motion to Change the Total Improvement value to \$14,638,721, by Melba Jackson, second by Truitt Ellis, unanimously approved. Improvement value reduced to \$14,638,721.  
(This value is applying the Sale Ratio of 0.7143)

SHM Holdings LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 092 12 0 251.00  
1801 State St, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Square Investment Holdings, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 093 02 3 156.00  
201 Union St, Nashville TN 37201

Motion to Change the Total value to \$2,975,029, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$2,974,029 and Improvement value reduced to \$1,000.  
(This value is applying the Sale Ratio of 0.7143)

Square Investment Holdings, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 093 02 4 003.00  
222 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to Change the Total value to \$25,865,639, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$12,185,300 and Improvement value reduced to \$13,680,339.  
(This value is applying the Sale Ratio of 0.7143)

Square Investment Holdings, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 093 02 4 006.00  
214 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to Change the Total value to \$8,958,380, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$5,021,800 and Improvement value reduced to \$3,936,580. (This value is applying the Sale Ratio of 0.7143)

4<sup>th</sup> & Commerce, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 093 06 1 096.00  
147 4<sup>th</sup> Ave N, Nashville TN 37219

Motion to Change the Total value to \$19,639,257, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$10,228,800 and Improvement value reduced to \$9,410,457. (This value is applying the Sale Ratio of 0.7143)

4<sup>th</sup> & Commerce, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 093 06 1 098.00  
155 4<sup>th</sup> Ave N, Nashville TN 37219

Motion to Change the Total Land value to \$2,242,866, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$2,242,866. (This value is applying the Sale Ratio of 0.7143)

401 Commerce Property Partners LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 093 06 1 134.00  
401 Commerce St, Nashville TN 37219

Motion to Change the Total value to \$60,358,350, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$18,387,300 and Improvement value reduced to \$41,971,050. (This value is applying the Sale Ratio of 0.7143)

Nashville Gulch Lifestyle Hotel Owner, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 093 09 0 340.00  
118 12<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total value of \$11,454,500, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$5,488,500 and Improvement value of \$5,966,000.

Vanderbilt University  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 104 08 0 410.00  
2201 Childrens Way, Nashville TN 37212

Motion to Change the Total value to \$25,864,232, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$21,453,300 and Improvement value reduced to \$4,410,932. (This value is applying the Sale Ratio of 0.7143)

Rosemont Lakeview Operating LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 107 00 0 130.00  
25 Century Blvd, Nashville TN 37214

Motion to Change the Total value to \$12,325,318, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$2,983,900 and Improvement value reduced to \$9,341,418. (This value is applying the Sale Ratio of 0.7143)

Rosemont Lakeview Operating LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 107 00 0 131.00  
15 Century Blvd, Nashville TN 37214

Motion to Change the Total value to \$11,022,478, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$2,639,700 and Improvement value reduced to \$8,382,778. (This value is applying the Sale Ratio of 0.7143)

Rosemont Lakeview Operating LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 107 00 0 158.00  
22 Century Blvd, Nashville TN 37214

Motion to Change the Total value to \$15,923,096, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$3,071,000 and Improvement value reduced to \$12,852,096. (This value is applying the Sale Ratio of 0.7143)

EP Real Estate Fund III, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 133 00 0 144.00  
652 Grassmere Park, Nashville TN 37211

Motion to Change the Total value to \$2,214,330, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$1,993,930 and Improvement value of \$220,400. (This value is applying the Sale Ratio of 0.7143)

1:00 PM Appeals:

PNB TN Portfolio Owner LLC c/o Finance Manager  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 026 00 0 161.00  
847 Conference Dr, Goodlettsville TN 37072

Motion to Change the Total value to \$1,312,121, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$479,200 and Improvement value reduced to \$832,921. (This value is applying the Sale Ratio of 0.7143)

SROA 719 Rivergate TN, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 026 13 0 028.00  
719 Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total value of \$7,312,100, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$972,300 and Improvement value of \$6,339,800.

SROA 719 Rivergate TN, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 026 13 0 070.00  
713 Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total value of \$2,362,400, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$330,000 and Improvement value of \$2,032,400.

Realty Income Properties 17, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 081 04 0 096.00  
515 Dominican Dr, Nashville TN 37228

Motion to Change the Total value to \$1,167,809, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$627,300 and Improvement value reduced to \$540,509. (This value is applying the Sale Ratio of 0.7143)

Hunters Campus, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 083 09 0 005.00  
975 Main St, Nashville TN 37206

Motion to Change the Total value to \$9,953,670, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$5,924,200 and Improvement value reduced to \$4,029,470. (This value is applying the Sale Ratio of 0.7143)

Blackbird Realty Ventures, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 092 12 0 487.00  
1707 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$2,864,002, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$2,618,800 and Improvement value reduced to \$245,202. (This value is applying the Sale Ratio of 0.7143)

Blackbird Realty Ventures, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 092 12 0 488.00  
1705 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$2,307,183, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$2,288,983 and Improvement value of \$18,200. (This value is applying the Sale Ratio of 0.7143)

NP Gulch, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 093 14 0 121.00  
701 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total value to \$4,978,385, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$3,833,200 and Improvement value reduced to \$1,145,185. (This value is applying the Sale Ratio of 0.7143)

PNB TN Portfolio Owner LLC c/o Finance Manager  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 096 13 0 218.00  
424 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$1,066,421, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$862,500 and Improvement value reduced to \$203,921. (This value is applying the Sale Ratio of 0.7143)

Janice McKeehan Lagasse  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 104 02 0 374.00  
3005 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$3,852,220, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$3,851,220 and Improvement value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

Suzanne T. Gentry, Trustee  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 117 10 0 085.00  
2307 Crestmoor Rd, Nashville TN 37215

Motion to Change the Total value to \$1,902,109, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value reduced to \$1,901,109 and Improvement value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

Avenue Cleghorn, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 117 14 0 040.00  
3823 Cleghorn Ave, Nashville TN 37215

Motion to Change the Total value to \$5,471,467, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$3,348,000 and Improvement value reduced to \$2,123,467. (This value is applying the Sale Ratio of 0.7143)

Kent & Barbara Richland, Trustees  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 135 15 0A 002.00  
2308 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$998,306, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$250,900 and Improvement value reduced to \$747,406. (This value is applying the Sale Ratio of 0.7143)

PNB TN Portfolio Owner LLC c/o Finance Manager  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 142 00 0 361.00  
7651 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$1,856,037, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$720,600 and Improvement value reduced to \$1,135,437. (This value is applying the Sale Ratio of 0.7143)

Publix Tennessee, LLC  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 156 09 0A 001.00  
8028 Highway 100, Nashville TN 37221

Motion to Change the Total value to \$12,812,148, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$5,080,800 and Improvement value reduced to \$7,731,348. (This value is applying the Sale Ratio of 0.7143)

Bruno J Tassone Declaration of Trust  
Caitlyn Smagh with Ryan, LLC, appeared.  
Parcel ID 181 00 0 253.00  
6680 Nolensville Pike, Brentwood TN 37027

Motion to Change the Total value to \$1,118,308, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$509,700 and Improvement value reduced to \$608,608. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment

Motion to adjourn by Truitt Ellis, second by Melba Jackson, unanimously approved.

Meeting adjourned 9:12 AM.

**ATTEST:**

**APPROVED:**

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