



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Wednesday August 28, 2024

8:30 AM & 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. Alexa Coulton, Mr. John Green, and Mr. Derrick Starks. Also present were Herman Ruben, and Alex Blake, with the Office of the Property Assessor. Mr. Sam Keen with Metro Legal was also present. Mr. Stephen Elliott with The Nashville Banner was there to observe.

III. Review and Approval of Minutes:

****NOTE**** Due to the Chair nor Vice Chair being present at this meeting, the MBOE elected Mr. Derrick Starks, Temporary Chair for this meeting, Motion by John Green, second by Alexa Coulton, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

SNAP Housing Corp.
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 105 07 0 039.00
429 Humphreys St, Nashville TN 37203

Motion to Change the Total value to \$1,250,025, by John Green, second by Alexa Coulton, unanimously approved. Land value reduced to \$1,249,025 and Improvement Value of \$1,000. (This value is applying the Sale Ratio of 0.7143)

2125 8th Avenue, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 105 14 0 070.00
2125 8th Ave S, Nashville TN 37204

Motion to Change the Total value to \$3,247,607, by John Green, second by Alexa Coulton, unanimously approved. Land value of \$731,800 and Improvement Value reduced to \$2,515,807. (This value is applying the Sale Ratio of 0.7143)

Tara Harpeth LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 114 00 0 361.00
615 Old Hickory Blvd, Nashville TN 37209

At the request of the appellant, this appeal is hereby withdrawn.

Barkley & Barkley Realty Company, L.L.C.
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 117 12 0 034.00
3401 Granny White Pike, Nashville TN 37204

Motion to Change the Total value to \$10,278,848, by Alexa Coulton, second by John Green, unanimously approved. Land value of \$2,660,000 and Improvement Value reduced to \$7,618,848. (This value is applying the Sale Ratio of 0.7143)

2215 Abbott Martin Road LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 117 14 0 088.00
2215 B Abbott Martin Rd, Nashville TN 37215

At the request of the appellant, this appeal is hereby withdrawn.

2215 Abbott Martin Road LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 117 14 0 089.00
2215 Abbott Martin Rd, Nashville TN 37215

Motion to Change the Total value to \$16,766,140, by John Green, second by Alexa Coulton, unanimously approved. Land value of \$3,150,000 and Improvement Value reduced to \$13,616,140. (This value is applying the Sale Ratio of 0.7143)

Green Hills Mixed Use, L.L.C.
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 117 14 0 176.00
4000 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$120,222,404, by Alexa Coulton, second by John Green, unanimously approved. Land value of \$17,352,100 and Improvement Value reduced to \$102,870,304. (This value is applying the Sale Ratio of 0.7143)

708 Berry LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 118 03 0 055.00
704 Berry Rd, Nashville TN 37204

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

Whitsett Property, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 119 10 0 232.00
111 Whitsett Rd, Nashville TN 37210

Motion to Change the Total value to \$9,285,900, by John Green, second by Alexa Coulton, unanimously approved. Land value of \$1,210,000 and Improvement Value reduced to \$8,075,900. (This value is applying the Sale Ratio of 0.7143)

Woodland Pointe Venture LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 122 00 0 102.00
1501 Woodland Pointe Dr, Nashville TN 37214

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

2 Parcels heard together

GC Bellevue, L.L.C.
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 128 00 0 144.00
100 Ridgelake Pkwy, Nashville TN 37209

Motion to Change the Total value to \$28,061,276, by Alexa Coulton, second by John Green, unanimously approved. Land value of \$2,640,000 and Improvement Value reduced to \$25,421,276. (This value is applying the Sale Ratio of 0.7143)

GC Bellevue, L.L.C.
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 128 00 0 145.00
101 Ridgelake Pkwy, Nashville TN 37209

Motion to Change the Total value to \$36,225,725, by Alexa Coulton, second by John Green, unanimously approved. Land value of \$3,520,000 and Improvement Value reduced to \$32,705,725. (This value is applying the Sale Ratio of 0.7143)

8075 Sawyer (TN), LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 128 00 0 188.00
8075 Sawyer Brown Rd, Nashville TN 37221

Motion to Change the Total value to \$64,035,304, by John Green, second by Alexa Coulton, unanimously approved. Land value of \$3,707,000 and Improvement Value reduced to \$60,328,304. (This value is applying the Sale Ratio of 0.7143)

4 Parcels heard together

GEP X Lexington, LLC

Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.

Parcel ID 128 04 0A 008.00

510 Old Hickory Blvd, Nashville TN 37209

Motion to Change the Total value to \$35,137,806, by John Green, second by Alexa Coulton, unanimously approved. Land value of \$2,750,000 and Improvement Value reduced to \$32,387,806. (This value is applying the Sale Ratio of 0.7143)

GEP X Lexington, LLC

Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.

Parcel ID 128 04 0A 009.00

510 B Old Hickory Blvd, Nashville TN 37209

Motion to Change the Total value to \$12,191, by John Green, second by Alexa Coulton, unanimously approved. Land value of \$5,500, and Improvement Value reduced to \$6,691. (This value is applying the Sale Ratio of 0.7143)

GEP X Lexington, LLC

Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.

Parcel ID 128 04 0A 010.00

512 Old Hickory Blvd, Nashville TN 37205

Motion to Change the Total value to \$37,871,250, by John Green, second by Alexa Coulton, unanimously approved. Land value of \$2,596,000, and Improvement Value reduced to \$35,275,250. (This value is applying the Sale Ratio of 0.7143)

GEP X Lexington, LLC

Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.

Parcel ID 128 04 0A 011.00

512 Old Hickory Blvd 1301, Nashville TN 37209

Motion to Change the Total value to \$18,140,774, by John Green, second by Alexa Coulton, unanimously approved. Land value of \$1,232,000, and Improvement Value reduced to \$16,908,774. (This value is applying the Sale Ratio of 0.7143)

VI. Roll Call for 1:00 PM Afternoon Session

Members present included: Ms. Alexa Coulton, Mr. Roger Farmer, and Ms. Sharilyn Pettus. Also present were Herman Ruben, and Alex Blake, with the Office of the Property Assessor.

1:00 PM Appeals:

ARB Properties, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 133 00 0 084.00
365 Paragon Mills, Nashville TN 37211

Motion to Change the Total value to \$8,021,717, by Sharilyn Pettus, second by Alexa Coulton, unanimously approved. Land value of \$1,100,000 and Improvement Value reduced to \$6,921,717. (This value is applying the Sale Ratio of 0.7143)

GEP X South Oaks Owner, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 133 04 0 053.00
244 Twin Oaks Dr, Nashville TN 37211

Motion to Change the Total value to \$38,645,826, by Sharilyn Pettus, second by Alexa Coulton, unanimously approved. Land value of \$3,553,000 and Improvement Value reduced to \$35,092,826. (This value is applying the Sale Ratio of 0.7143)

GEP X Waterford, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 142 00 0 314.00
2100 Waterford Cir, Nashville TN 37221

Motion to Change the Total value to \$23,971,908, by Alexa Coulton, second by Sharilyn Pettus, unanimously approved. Land value of \$1,980,000 and Improvement Value reduced to \$21,991,908. (This value is applying the Sale Ratio of 0.7143)

2 Parcels heard together

PAC Anson, L.L.C.
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 162 00 0 118.00
950 Brittany Park Dr, Antioch TN 37013

Motion to Change the Total value to \$21,031,415, by Alexa Coulton, second by Sharilyn Pettus, unanimously approved. Land value of \$1,620,000 and Improvement Value reduced to \$19,411,415. (This value is applying the Sale Ratio of 0.7143)

PAC Anson, L.L.C.
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 162 00 0 120.00
951 Brittany Park Dr, Antioch TN 37013

Motion to Change the Total value to \$23,226,613, by Alexa Coulton, second by Sharilyn Pettus, unanimously approved. Land value of \$1,404,000 and Improvement Value reduced to \$21,822,613. (This value is applying the Sale Ratio of 0.7143)

GEP XI Collins Creek, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 162 00 0 217.00
0 Bell Rd, Antioch TN 37013

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

Cherner Brentwood Lofts, LLC ET AL
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 162 00 0 302.00
1616 Bell Rd, Nashville TN 37211

Motion to Change the Total value to \$7,744,919, by Alexa Coulton, second by Sharilyn Pettus, unanimously approved. Land value of \$1,188,000 and Improvement Value reduced to \$6,556,919. (This value is applying the Sale Ratio of 0.7143)

ALT Investments Hillson, LLC & ET AL
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 162 15 0A 002.00
7000 Harris Hills Ln, Nashville TN 37211

Motion to Change the Total value to \$38,482,913, by Alexa Coulton, second by Sharilyn Pettus, unanimously approved. Land value of \$3,720,000 and Improvement Value reduced to \$34,762,913. (This value is applying the Sale Ratio of 0.7143)

GEP X Bell Road, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 163 00 0 100.00
727 Bell Rd, Antioch TN 37013

Motion to Change the Total value to \$50,063,144, by Sharilyn Pettus, second by Alexa Coulton, unanimously approved. Land value of \$3,616,000 and Improvement Value reduced to \$46,447,144. (This value is applying the Sale Ratio of 0.7143)

Central Union Realty Group, LLC ET AL
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 163 00 0 135.00
2900 Baby Ruth Ln, Antioch TN 37013

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

2 Parcels heard together

GEP XI Collins Creek, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 163 00 0 185.00
1211 Bell Rd, Antioch TN 37013

Motion to Change the Total value to \$28,503,894, by Alexa Coulton, second by Sharilyn Pettus, unanimously approved. Land value of \$2,700,000 and Improvement Value reduced to \$25,803,894. (This value is applying the Sale Ratio of 0.7143)

GEP XI Collins Creek, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 163 00 0 321.00
1157 Bell Rd, Antioch TN 37013

Motion to Change the Total value to \$25,277,039, by Alexa Coulton, second by Sharilyn Pettus, unanimously approved. Land value of \$1,890,000 and Improvement Value reduced to \$23,387,039. (This value is applying the Sale Ratio of 0.7143)

Hickory Hollow Preservation, LP
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 163 00 0 251.00
100 Curtis Hollow Rd, Antioch TN 37013

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

GEP XI Collins Creek, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 163 00 0 293.00
0 Bell Rd, Antioch TN 37013

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

Cambridge At Hickory Hollow Owner, LLC
Drew Raines, Richard Hunt, and Caren Nichol with Evans and Petree PC, appeared.
Parcel ID 163 00 0 301.00
660 Bell Rd, Antioch TN 37013

Motion to Change the Total value to \$42,999,431, by Sharilyn Pettus, second by Alexa Coulton, unanimously approved. Land value of \$2,880,000 and Improvement Value reduced to \$40,119,431. (This value is applying the Sale Ratio of 0.7143)

VII. Adjournment

Motion to adjourn by Alexa Coulton, second by Sharilyn Pettus, unanimously approved.

Meeting adjourned 2:05 PM.

ATTEST:

APPROVED:
