



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

**Monday October 20, 2025**

**8:30 AM & 1:00 PM**

**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. Lori Caste, Mr. Derrick Starks, and Ms. Deb Dawson. Also present were Herman Ruben, and Elias Anderson, with the Office of the Property Assessor.

- III. Review and Approval of Minutes: Minutes approved from the meeting of Thursday October 2, 2025, Motion by Lori Caste, second by Derrick Starks, unanimously approved.
- IV. Public Comment Period
- V. Appeals:

8:30 AM

Storplace of Rivergate, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 026 00 0 057.00  
2360 Gallatin Pike, Madison TN 37115

Motion to Change the Total value to \$8,840,000, by Derrick Starks, second by Lori Caste, unanimously approved. Land value of \$3,646,000 and Improvement value reduced to \$5,194,000

Abberly Riverwalk, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 071 13 0 006.00  
115 Great Circle Rd, Nashville TN 37228

Motion to Change the Total value to \$79,500,000, by Lori Caste, second by Derrick Starks,  
unanimously approved. Land value of \$4,809,000 and Improvement value reduced to \$74,691,000

Patricia E. Musich, Trustee  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 075 00 0 169.00  
5008 Old Hickory Blvd, Hermitage TN 37076

At the request of the appellant, this appeal is hereby withdrawn.

2156 Associates, Joint Venture  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 085 00 0 204.00  
3510 Central Pike, Hermitage TN 37076

Motion to Change the Total value to \$11,260,000, by Lori Caste, second by Derrick Starks,  
unanimously approved. Land value of \$2,042,600 and Improvement value reduced to \$9,217,400

Central Pike Business Center, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 086 00 0 283.00  
3670 Central Pike, Hermitage TN 37076

At the request of the appellant, this appeal is hereby withdrawn.

Storplace of Hermitage, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 086 00 0 329.00  
4000 Shurgard Way, Hermitage TN 37076

At the request of the appellant, this appeal is hereby withdrawn.

Abberly Foundry, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 092 07 0 339.00  
640 21<sup>st</sup> Ave N, Nashville TN 37203

Motion to Change the Total value to \$59,000,000, by Lori Caste, second by Derrick Starks,  
unanimously approved. Land value of \$10,395,000 and Improvement value reduced to \$48,605,000

Freegard Partners X  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 092 08 0 367.00  
1615 Charlotte Ave, Nashville TN 37203

Motion to No Change the Total value of \$17,637,500, by Lori Caste, second by Derrick Starks,  
unanimously approved. Land value of \$17,573,300 and Improvement value of \$64,200

AVR Nashville Hotel, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 093 05 2 012.00  
706 Church St, Nashville TN 37203

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

Cumberland Apartments LLC & Cumberland Penthouses, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 093 06 1C 002.00  
555 Church St, Nashville TN 37219

Motion to Change the Total value to \$61,080,000, by Lori Caste, second by Derrick Starks, unanimously approved. Land value of \$11,520,000 and Improvement value reduced to \$49,560,000

Cumberland Apartments LLC & Cumberland Penthouses, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 093 06 1C 100.00  
555 Church St 100, Nashville TN 37219

Motion to Change the Total value to \$504,000, by Lori Caste, second by Derrick Starks, unanimously approved. Land value reduced to \$459,200 and Improvement value of \$44,800

Cumberland Apartments LLC & Cumberland Penthouses, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 093 06 1C 101.00  
555 Church St #101, Nashville TN 37219

Motion to Change the Total value to \$871,500, by Lori Caste, second by Derrick Starks, unanimously approved. Land value reduced to \$814,700 and Improvement value of \$56,800

Cumberland Apartments LLC & Cumberland Penthouses, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 093 06 1C 102.00  
555 Church St 102, Nashville TN 37219

Motion to Change the Total value to \$1,215,000, by Lori Caste, second by Derrick Starks, unanimously approved. Land value reduced to \$1,101,500 and Improvement value of \$113,500

ESH/TN Properties, L.L.C.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 095 00 0 035.00  
2525 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total value of \$7,553,300, by Lori Caste, second by Derrick Starks, unanimously approved. Land value of \$3,332,300 and Improvement value of \$4,221,000

BRE/TN Properties, L.L.C.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 095 00 0 124.00  
727 McGavock Pike, Nashville TN 37214

Motion to Change the Total value to \$10,558,000, by Lori Caste, second by Derrick Starks,  
unanimously approved. Land value of \$3,179,000 and Improvement value reduced to \$7,379,000

Palm Investment Group, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 097 00 0 130.00  
3674 Bell Rd, Nashville TN 37214

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

ESH/TN Properties, L.L.C.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 104 06 0 168.00  
3311 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$25,613,600, by Lori Caste, second by Derrick Starks,  
unanimously approved. Land value of \$25,613,400 and Improvement value of \$200

Brick House, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 104 06 0 171.00  
3301 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$3,555,000, by Derrick Starks, second by Lori Caste,  
unanimously approved. Land value reduced to \$3,533,500 and Improvement value of \$21,500.

Century Blvd Propco, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 107 00 0 129.00  
10 Century Blvd, Nashville TN 37214

Motion to Change the Total value to \$67,815,000, by Derrick Starks, second by Lori Caste,  
unanimously approved. Land value of \$4,241,900 and Improvement value reduced to \$63,573,100.

IC Industrial REIT C/O Ivanhoe Cambridge Inc.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 134 00 0 032.00  
201 Space Park South Dr, Nashville TN 37211

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

IC Industrial REIT C/O Ivanhoe Cambridge Inc.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 134 00 0 193.00  
301 Space Park South Dr, Nashville TN 37211

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

2156 Associates, LTD.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 135 00 0 244.00  
2162 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total value of \$9,152,000, by Derrick Starks, second by Lori Caste, unanimously approved. Land value of \$2,383,600 and Improvement value of \$6,768,400

ASI Storage Properties, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 161 00 0 098.00  
14977 Old Hickory Blvd, Nashville TN 37211

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

Lexington Antioch, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 174 00 0 200.00  
6050 Dana Way, Antioch TN 37013

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

This concluded the morning session at 11:36 AM. Motion to recess until the 1:00 PM session by Lori Caste, second by Derrick Starks, unanimously approved.

#### VI. Roll Call

Members present included: Ms. Mia Parker, Ms. Melba Jackson, and Mr. Roger Farmer. Also present were Herman Ruben, and Elias Anderson, with the Office of the Property Assessor.

1:00 PM

US-Stable-P2  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 041 12 0 084.00  
3847 Dickerson Pike, Nashville TN 37207

Motion to Change the Total value to \$1,754,000, by Melba Jackson, second by Mia Parker, unanimously approved. Land value of \$640,400 and Improvement value reduced to \$1,113,600

Mid-State Automotive Distributors, Inc.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 060 04 0 113.00  
3130 Dickerson Pike, Nashville TN 37207

Motion to Change the Total value to \$2,100,000, by Mia Parker, second by Melba Jackson, unanimously approved. Land value of \$652,500 and Improvement value reduced to \$1,447,500

Freegard Partners X  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 071 12 0 112.00  
810 Cherokee Ave, Nashville TN 37207

Motion to Change the Total value to \$5,800,000, by Melba Jackson, second by Mia Parker, unanimously approved. Land value of \$3,415,500 and Improvement value reduced to \$2,384,500

Lighthouse Gallatin Partners, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 072 10 0 155.00  
2814 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total value of \$5,930,400, by Melba Jackson, second by Mia Parker, unanimously approved. Land value of \$5,887,100 and Improvement value of \$43,300

O'Reilly Automotive, Inc.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 072 10 0 157.00  
2824 Gallatin Pike, Nashville TN 37216

Motion to Change the Total value to \$4,566,900, by Mia Parker, second by Melba Jackson, unanimously approved. Land value of \$4,565,900 and Improvement value reduced to \$1,000

Hollywood Kingsley II, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 072 10 0 344.00  
1120 Litton Ave, Nashville TN 37216

Motion to Change the Total value to \$22,272,000, by Melba Jackson, second by Mia Parker, unanimously approved. Land value of \$3,200,000 and Improvement value reduced to \$19,072,000

CSL 4 Pack Holdco, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 086 00 0 164.00  
4131 Andrew Jackson Pkwy, Hermitage TN 37076

Motion to Change the Total value to \$12,272,000, by Melba Jackson, second by Mia Parker, unanimously approved. Land value of \$1,775,000 and Improvement value reduced to \$10,497,000

Vastland 113 LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 092 12 0 463.00  
113 17<sup>th</sup> Ave N, Nashville TN 37203

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

Sherwin-Williams Dev. Corp.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 086 01 0 095.00  
3438 Lebanon Pike, Hermitage TN 37076

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

VOCE Property Owner, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 092 12 0 469.00  
1717 Hayes St, Nashville TN 37203

Motion to No Change the Total value of \$14,221,400, by Mia Parker, second by Melba Jackson, unanimously approved. Land value of \$14,113,500 and Improvement value of \$107,900

Vastland 1720 Owner, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 092 12 0 479.00  
1720 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$14,176,000, by Mia Parker, second by Melba Jackson, unanimously approved. Land value of \$6,800,000 and Improvement value of \$7,376,000

Vastland Development, L.L.C.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 092 12 0 480.00  
1716 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$3,513,000, by Melba Jackson, second by Mia Parker, unanimously approved. Land value of \$3,468,000 and Improvement value of \$45,000

State Street Flats, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 092 15 0 209.00  
214 Louise Ave, Nashville TN 37203

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

Vastland 154, LLC  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 093 06 2 071.00  
154 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to Change the Total value to \$16,444,000, by Melba Jackson, second by Mia Parker, unanimously approved. Land value of \$9,756,200 and Improvement value reduced to \$6,687,800

Smith & West, Inc.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 093 10 0 064.00  
701 Lea Ave, Nashville TN 37203

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

Freeman Family LTD. Partnership  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 104 06 0 052.00  
109 Murphy Ct, Nashville TN 37203

Motion to Change the Total value to \$714,000, by Melba Jackson, second by Mia Parker, unanimously approved. Land value of \$653,400 and Improvement value reduced to \$60,600

Freeman Family LTD. Partnership  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 104 06 0 053.00  
107 Murphy Ct, Nashville TN 37203

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

Freeman-Dixon Family Limited Partnership, LP  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 104 06 0 056.00  
3431 Murphy Rd, Nashville TN 37203

Motion to Change the Total value to \$2,210,000, by Mia Parker, second by Melba Jackson,  
unanimously approved. Land value of \$2,147,400 and Improvement value reduced to \$62,600

Millwood Owner LLC & ET AL  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 106 00 0 130.00  
120 Millwood Dr, Nashville TN 37217

Motion to No Change the Total value of \$35,000,000, by Mia Parker, second by Melba Jackson,  
unanimously approved. Land value of \$5,100,000 and Improvement value of \$29,900,000

Freeman-Dixon Family LP  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 114 00 0 204.01  
612 Old Hickory Blvd, Nashville TN 37209

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

Freegard Partners VII  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 118 15 0 016.00  
100 Powell Pl 101, Nashville TN 37204

Motion to No Change the Total value of \$7,362,100, by Melba Jackson, second by Mia Parker,  
unanimously approved. Land value of \$2,278,100 and Improvement value of \$5,084,000.

Cynthia Freeman  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 130 03 0 027.00  
503 Lynnwood Blvd, Nashville TN 37205

Motion to Change the Total value to \$2,958,000, by Melba Jackson, second by Mia Parker,  
unanimously approved. Land value of \$920,000 and Improvement value reduced to \$2,038,000.

O'Reilly Automotive, Inc.  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 149 03 0 162.00  
2520 Murfreesboro Pike, Nashville TN 37217

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

Mack H. McClung  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 159 02 0 056.00  
108 Havering Chase, Nashville TN 37215

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

Avalon at Seven Springs, GP  
Ryan Cundiff with Baker Lilly, appeared  
Parcel ID 160 15 0H 001.00  
323 Seven Springs Way, Brentwood TN 37027

Motion to No Change the Total value of \$40,131,600, by Melba Jackson, second by Mia Parker,  
unanimously approved. Land value of \$3,600,000 and Improvement value of \$36,531,600.

VII. Adjournment

Motion to adjourn by Mia Parker, second by Melba Jackson, unanimously approved.

Meeting adjourned 3:30 PM.

**ATTEST:**

**APPROVED:**

---

---