



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday October 21, 2025

8:30 AM

**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. Lori Caste, Mr. John Green, Mr. Carnell Scruggs, and Mr. Roger Farmer. Also present were Herman Ruben, and Joel Phillips, with the Office of the Property Assessor.

- III. Review and Approval of Minutes: Minutes reviewed and approved from the meetings of Monday October 6, 2025, and Tuesday October 7, 2025, Motion by John Green, second by Carnell Scruggs, unanimously approved.

- IV. Public Comment Period

- V. Appeals:

8:30 AM

FCPT Holdings, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 034 02 0 070.00
1820 Gallatin Pike, Madison TN 37115

Motion to Change the Total value to \$3,000,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,515,900 and Improvement value reduced to \$1,484,100.

Metrocenter QOBZ, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 071 13 0 007.00
131 Great Circle Rd, Nashville TN 37228

Motion to Change the Total value to \$51,130,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$4,286,300 and Improvement value reduced to \$46,843,700.

FCPT Holdings, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 075 00 0 200.00
5005 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total value to \$2,850,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,819,200 and Improvement value reduced to \$1,030,800.

200 Main Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 082 15 0 032.00
5 S 2nd St, Nashville TN 37213

Motion to No Change the Total value of \$529,900, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$522,600 and Improvement value of \$7,300.

200 Main Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 082 15 0 033.00
200 Main St, Nashville TN 37213

Motion to No Change the Total value of \$11,565,500, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$11,565,300 and Improvement value of \$200.

200 Main Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 082 15 0 035.00
220 Main St, Nashville TN 37213

Motion to No Change the Total value of \$864,800, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$849,500 and Improvement value of \$15,300.

200 Main Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 082 15 0 035.01
222 Main St, Nashville TN 37213

Motion to No Change the Total value of \$864,800, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$849,500 and Improvement value of \$15,300.

200 Main Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 082 15 0 224.00
218 Main St, Nashville TN 37213

Motion to No Change the Total value of \$465,600, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$457,400 and Improvement value of \$8,200.

State Street Owner, L.P.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 092 12 0 530.00
1600 State St, Nashville TN 37203

Motion to Change the Total value to \$54,090,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$9,090,000 and Improvement value increased to \$45,000,000.

State Street Owner, L.P.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 092 12 0 531.00
300 Bar B Que Aly, Nashville TN 37203

Motion to Change the Total value to \$20,330,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$4,050,000 and Improvement value reduced to \$16,280,000.

Tai J. Jang & Teresa H Jang Family Trust
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 142 00 0 378.00
7624 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$4,000,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,998,800 and Improvement value reduced to \$1,200.

Brentwood Storage Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 160 00 0 286.00
681 Old Hickory Blvd, Brentwood TN 37027

Motion to Change the Total value to \$20,350,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$4,284,100 and Improvement value reduced to \$16,065,900.

VI. Adjournment

Motion to adjourn by John Green, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 9:46 AM.

ATTEST:

APPROVED:
