



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday December 17, 2025

8:30 AM & 1:00 PM

**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: Mr. John Green, Ms. Lori Caste, and Ms. Deb Dawson. Also present were Danielle Hancock and Joel Phillips, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

RHP Corporate Properties, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 073 00 0 041.00
1 Gaylord Dr, Nashville TN 37214

Motion to Change the Total value to \$13,350,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$6,528,800 and Improvement value reduced to \$6,821,200.

500 28th MOB Partners, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 092 10 0 267.02
500 28th Ave N, Nashville TN 37209

Motion to Change the Total value to \$12,410,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$6,804,100 and Improvement value reduced to \$5,605,900.

ECG Parkview, LP
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 092 15 0 045.00
210 25th Ave N, Nashville TN 37203

Motion to Change the Total value to \$31,780,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$11,031,100 and Improvement value reduced to \$20,748,900.

Magnolia 810 Broadway Partnership LP
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 05 4 041.00
810 Broadway, Nashville TN 37203

Motion to Change the Total value to \$13,270,000, by John Green, second by Lori Caste,
unanimously approved. Land value reduced to \$13,269,900 and Improvement value of \$100.

CBR 300 2nd Avenue, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 06 0 040.00
101 Molloy St, Nashville TN 37201

Motion to Change the Total value to \$15,020,000, by John Green, second by Lori Caste,
unanimously approved. Land value reduced to \$15,019,800 and Improvement value of \$200.

Barber Shop Quartet Preservation Society
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 06 3 028.00
110 7th Ave N, Nashville TN 37203

Motion to Change the Total value to \$10,020,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$9,384,000 and Improvement value reduced to \$636,000.

Nashville OZ Propco I, LLC
Richard Hunt and Caren Nichol with Evans and Petree, 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 \$945,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$945,000.

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

Motion to Change the Total value to \$5,555,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$1,433,300 and Improvement value of \$4,121,700.

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

Motion to Change the Total value to \$3,763,400, by John Green, second by Lori Caste,
unanimously approved. Land value of \$1,654,900 and Improvement value of \$2,108,500.

BPI Century Plaza Partners ET AL
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 117 15 0 047.00
2000 Richard Jones Rd, Nashville TN 37215

Motion to Change the Total value to \$13,480,000, by John Green, second by Lori Caste,
unanimously approved. Land value reduced to \$13,479,800 and Improvement value of \$200.

Hillsboro Hobbs Property, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 131 02 0 050.00
4205 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$16,410,000, by John Green, second by Lori Caste,
unanimously approved. Land value reduced to \$16,409,000 and Improvement value reduced to \$1,000.

ECG Grassmere, LP
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 133 13 0 154.00
655 Grassmere Park, Nashville TN 37211

Motion to Change the Total value to \$9,094,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$4,007,500 and Improvement value reduced to \$5,086,500.

3340 Perimeter Hill Partners, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 134 14 0 043.00
3340 Perimeter Hill Dr, Nashville TN 37211

Motion to Change the Total value to \$12,640,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$4,356,000 and Improvement value reduced to \$8,284,000.

This concluded the morning session. Motion to recess until the 1:00 PM session, by John Green, second by Lori Caste, at 11:30 AM.

VI. Roll Call

Members present included: Mr. Carnell Scruggs, Mr. Michael Milliner, and Ms. Alexa Backner. Also present were Danielle Hancock and Joel Phillips, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the independent MBOE elected Ms. Alexa Backner, Temporary Chair, for this meeting, Motion by Michael Milliner, second by Carnell Scruggs, unanimously approved.

1:00 PM

Paro South, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 082 16 0 004.00
615 Main St, Nashville TN 37206

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

Freedom Center, GP
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 05 0 171.00
223 Rosa L Parks Ave, Nashville TN 37203

Motion to Change the Total value to \$8,370,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$3,223,000 and Improvement value reduced to \$5,147,000.

Freedom Center, GP
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 05 0 172.00
215 Rosa L Parks Ave, Nashville TN 37203

Motion to No Change the Total value of \$2,160,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$2,133,000 and Improvement value of \$27,000.

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

Motion to Change the Total value to \$7,010,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value reduced to \$7,009,000 and Improvement value reduced to \$1,000.

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

Motion to Change the Total value to \$9,940,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$9,445,300 and Improvement value reduced to \$494,700.

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

Motion to Change the Total value to \$9,768,000, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value increased to \$9,746,300 and Improvement value of \$21,700.

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

Motion to Change the Total value to \$8,160,000, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$7,245,000 and Improvement value reduced to \$915,000.

Jay Kuber LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 097 00 0 145.00
711 Stewarts Ferry Pike 100, Nashville TN 37214

Motion to Change the Total value to \$4,050,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$254,000 and Improvement value reduced to \$3,796,000.

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

Motion to Change the Total value to \$6,947,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$4,846,200 and Improvement value reduced to \$2,100,800.

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

Motion to Change the Total value to \$3,253,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$2,936,700 and Improvement value reduced to \$316,300.

Applegate Apartments of Murfreesboro, LLC & ET AL
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 104 15 0 459.00
2409 21st Ave S, Nashville TN 37212

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

Hessel Properties, GP
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 120 00 0 148.00
0 McGavock Pike, Nashville TN 37217

Motion to No Change the Total Land value of \$165,800, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$165,800.

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

Motion to No Change the Total value of \$13,060,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$2,035,200 and Improvement value of \$11,024,800.

Executive Park
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 146 04 0 001.01
4701 Trousdale Dr, Nashville TN 37220

Motion to No Change the Total value of \$8,473,200, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$5,338,300 and Improvement value of \$3,134,900.

VII. Adjournment

Motion to adjourn by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 3:35 PM.

ATTEST:

APPROVED:
