



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday February 4, 2026

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. Carnell Scruggs, Ms. Lori Caste, and Mr. Derrick Starks. Also present were Danielle Hancock, Andrea Wandell, and Joel Phillips, with the Office of the Property Assessor. Chair Deb Dawson arrived and became the Chair after the first eight (8) parcels were heard.

****NOTE**** Due to the Chair nor Vice Chair, being present for this meeting, the independent MBOE elected Mr. Derrick Starks Temporary Chair, for this meeting, Motion by Carnell Scruggs, second by Lori Caste, unanimously approved.

- III. Review and Approval of Minutes: .
- IV. Public Comment Period
- V. Appeals:

8:30 AM

29 Hermitage Co.
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 093 11 0 052.00
29 Hermitage Ave, Nashville TN 37210

Motion to Change the Total value to \$3,797,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$2,250,000, and Improvement value reduced to \$1,547,000.

29 Hermitage Co.
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 093 11 0 054.00
23 Hermitage Ave, Nashville TN 37210

Motion to Change the Total value to \$5,000,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value reduced to \$4,000,000, and Improvement value reduced to
\$1,000,000.

29 Hermitage Co.
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 093 11 0 055.00
21 Hermitage Ave, Nashville TN 37210

Motion to Change the Total value to \$1,401,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value reduced to \$1,400,000, and Improvement value reduced to \$1,000.

29 Hermitage Co.
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 093 11 0 056.00
19 Hermitage Ave, Nashville TN 37210

Motion to Change the Total value to \$1,401,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value reduced to \$1,400,000, and Improvement value reduced to \$1,000.

29 Hermitage Co.
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 093 11 0 057.00
17 Hermitage Ave, Nashville TN 37210

Motion to Change the Total value to \$1,401,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value reduced to \$1,400,000, and Improvement value reduced to \$1,000.

EIMI Norse, LLC
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 104 04 0 176.00
1100 16th Ave S, Nashville TN 37212

Motion to Change the Total value to \$1,500,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value reduced to \$1,499,000, and Improvement value reduced to \$1,000.

EIMI Norse, LLC
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 104 04 0 177.00
1102 16th Ave S, Nashville TN 37212

Motion to Change the Total value to \$1,500,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value reduced to \$1,499,000, and Improvement value reduced to \$1,000.

5802 Nolensville, LLC
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 161 00 0 184.00
5802 Nolensville Pike 101, Nashville TN 37211

Motion to Change the Total value to \$4,120,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$2,212,800, and Improvement value reduced to \$1,907,200.

9:00 AM

Cowan Street Properties
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 10 0 062.00
500 Cowan St, Nashville TN 37207

Motion to No Change the Total value of \$58,842,900, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$39,821,500, and Improvement value of \$19,021,400.

Realty Income Corporation
Cody Anderson with Ryan, LLC, appeared
Parcel ID 075 06 0 109.00
4247 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$1,100,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$531,400, and Improvement value reduced to \$568,600.

311 Sawtooth, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 13 0 312.00
1010 4th Ave N, Nashville TN 37219

Motion to Change the Total value to \$7,000,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$5,142,500, and Improvement value reduced to \$1,857,500.

U.S. Smokeless Tobacco Company, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 01 0 001.00
937 Herman St, Nashville TN 37208

Motion to Change the Total value to \$10,000,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$8,781,700, and Improvement value reduced to \$1,218,300.

400 Broadway, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 06 3 082.00
400 Broadway, Nashville TN 37203

Motion to No Change the Total value of \$30,964,100, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$4,180,800, and Improvement value of \$26,783,300.

HC D Hill Retail, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 09 0 259.00
1522 Demonbreun, Nashville TN 37203

Motion to No Change the Total value of \$3,459,500, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$3,320,000, and Improvement value of \$139,500.

HC D Hill Retail, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 09 0 341.00
1516 Demonbreun, Nashville TN 37203

Motion to No Change the Total value of \$7,698,900, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$6,969,600, and Improvement value of \$729,300.

HC D Hill Retail, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 09 0 342.00
1514 Demonbreun, Nashville TN 37203

Motion to No Change the Total value of \$7,734,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$7,666,400, and Improvement value of \$67,600.

HC D Hill Retail, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 13 0 011.00
1528 Demonbreun, Nashville TN 37203

Motion to Change the Total value to \$5,822,800, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$4,316,000, and Improvement value reduced to \$1,506,800.

HC D Hill Retail, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 13 0 013.00
1524 A Demonbreun, Nashville TN 37203

Motion to No Change the Total value of \$3,784,800, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$3,652,000, and Improvement value of \$132,800.

Jim N Nicks Brookmeade Real Estate, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 102 00 0 082.00
7004 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$2,750,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,763,300, and Improvement value reduced to \$986,700.

Halle Properties, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 103 01 0 015.00
6214 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$3,600,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$2,629,900, and Improvement value reduced to \$970,100.

The Haber Family Inter Vivos Revocable Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 103 08 0 041.00
105 44th Ave N, Nashville TN 37209

Motion to Change the Total value to \$770,200, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value reduced to \$750,000, and Improvement value reduced to \$20,200.

The Haber Family Inter Vivos Revocable Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 103 08 0 046.00
4408 Murphy Rd, Nashville TN 37209

Motion to Change the Total value to \$1,229,800, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$552,800, and Improvement value reduced to \$677,000.

H. M. & L. Company, L.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 02 0 372.00
3009 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$2,178,200, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$2,036,600, and Improvement value reduced to \$141,600.

Joni P. Werthan
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 02 0 373.00
3007 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$2,421,800, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$2,406,800, and Improvement value of \$15,000.

DT Retail Properties, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 134 14 0 047.00
1305 Antioch Pike, Nashville TN 37211

Motion to No Change the Total value of \$2,786,800, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,155,200, and Improvement value reduced to \$1,631,600.

Farshad Davachi
Cody Anderson with Ryan, LLC, appeared
Parcel ID 142 00 0 259.00
142 Belle Forest Cir, Nashville TN 37221

Motion to Change the Total value to \$960,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$300,600, and Improvement value reduced to \$659,400.

This concluded the morning session at 11:50 AM; Motion to recess until the 1:00 PM session by Carnell Scruggs, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Mr. John Green, Ms. Alexa Backner, and Mr. Bruce Pierce. Also present were Danielle Hancock, 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 John Green, second by Bruce Pierce, unanimously approved.

1:00 PM

SCG LH Nashville Madison, LP
Cody Anderson with Ryan, LLC, appeared
Parcel ID 034 06 0 025.00
665 Myatt Dr, Madison TN 37115

Motion to No Change the Total value of \$10,755,300, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,228,400, and Improvement value of \$9,526,900.

Crestwood Suites Nashville-Madison, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 034 06 0 059.00
0 Myatt Dr, Madison TN 37115

Motion to No Change the Total Land value of \$177,300, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$177,300.

Opryland Hospitality II, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 062 00 0 168.00
211 Music City Cir, Nashville TN 37214

Motion to Change the Total value to \$14,000,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$2,284,300, and Improvement value reduced to \$11,715,700.

Opryland Hospitality I, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 062 00 0 171.00
125 Music City Cir, Nashville TN 37214

Motion to Change the Total value to \$13,265,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,743,300, and Improvement value reduced to \$11,521,700.

Pacific Heritage Holdings of Nashville, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 11 0 289.00
350 22nd Ave N, Nashville TN 37203

Motion to Change the Total value to \$32,615,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$10,389,000, and Improvement value reduced to \$22,226,000.

Button Up Music Row Hotel Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 528.00
1811 Hayes St, Nashville TN 37203

Motion to No Change the Total value of \$16,904,700, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$8,370,000, and Improvement value of \$8,534,700.

Button Up Music Row Hotel Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 16 0 434.00
1808 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$62,122,900, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$10,540,000, and Improvement value reduced to \$51,582,900.

NW RAD, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 4A 004.00
1620 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$119,065,200, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$9,025,300, and Improvement value of \$110,039,900.

Terra Hospitality Trust-Elliston, LLC ET AL
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 15 0 074.00
2330 Elliston Pl, Nashville TN 37203

Motion to Change the Total value to \$32,186,000, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$32,185,800, and Improvement value of \$200.

PSOF Nashville PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 15 0 137.00
2400 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$44,560,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$25,364,000, and Improvement value reduced to \$19,196,000.

Graduate Nashville Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 16 0 040.00
101 20th Ave N, Nashville TN 37203

Motion to Change the Total value to \$67,875,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$10,737,600, and Improvement value reduced to \$57,137,400.

Terra Hospitality Trust-Vanderbilt, LLC ET AL
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 16 0 109.00
1919 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$33,156,600, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$33,156,400, and Improvement value of \$200.

Somera Nashville Owner 1, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 16 0 174.00
1719 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$22,415,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$15,180,600, and Improvement value reduced to \$7,234,400.

Nashville Music Row Hotel Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 16 0M 001.00
1 Music Sq W, Nashville TN 37203

Motion to No Change the Total value of \$90,164,700, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$13,538,400, and Improvement value of \$76,626,300.

Christ Episcopal Church, Wardens, & Vestry
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 05 4 040.00
127 Rosa L Parks Blvd, Nashville TN 37203

Motion to No Change the Total value of \$104,598,400, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$19,166,400, and Improvement value of \$85,432,000.

Wardens, & Vestry of Christ Episcopal Church
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 05 4 042.00
119 Rosa L Parks Blvd, Nashville TN 37203

Motion to No Change the Total Land value of \$3,936,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$3,936,000.

VII. Adjournment

Motion to adjourn by John Green, second by Bruce Pierce, unanimously approved.

Meeting adjourned 3:35 PM.

ATTEST:

APPROVED:
