



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday February 9, 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: Ms. Lori Caste, Ms. Deb Dawson, and Dr. Truitt Ellis. Also present were Danielle Hancock, and Andrea Wandell, with the Office of the Property Assessor.

III. Review and Approval of Minutes: .

IV. Public Comment Period

V. Appeals:

8:30 AM

Thomas Haehn
Thomas Haehn, appeared
Parcel ID 041 12 0 014.00
1109 Bell Grimes Ln, Nashville TN 37207

Appeal originally heard on 08/07/2025 but was continued to allow for a Field Review. Field Review has been completed and Motion to Change the Classification from Commercial to Residential and to change the Total value to \$350,000, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$110,000, and Improvement value reduced to \$240,000.

8:45 AM

Madison Gallatin, LLC
Chris Kirby with Ryan, LLC, appeared
Parcel ID 051 08 0 032.00
1200 Gallatin Pike, Madison TN 37115

Motion to Change the Total value to \$4,450,000, by Truitt Ellis, second by Lori Caste,
unanimously approved. Land value of \$1,184,800, and Improvement value reduced to \$3,265,200.

Willowvale Nashville, LLC
Chris Kirby with Ryan, LLC, appeared
Parcel ID 072 14 0 031.00
2516 Gallatin Ave, Nashville TN 37206

Motion to Change the Total value to \$4,200,000, by Truitt Ellis, second by Lori Caste,
unanimously approved. Land value reduced to \$4,199,000, and Improvement value reduced to \$1,000.

TEACHERS RETRMENT SYS OF THE STATE OF KY
Chris Kirby with Ryan, LLC, appeared
Parcel ID 091 14 0 212.00
5521 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$4,918,700, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$3,365,000, and Improvement value of \$1,553,700.

EXCHANGERIGHT Net- Leased Portfolio 46 DST
Chris Kirby with Ryan, LLC, appeared
Parcel ID 095 04 0 006.00
2500 Lebanon Pike, Nashville TN 37214

Motion to Change the Total value to \$4,000,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$1,293,700, and Improvement value reduced to \$2,706,300.

HJL, L.P.
Chris Kirby with Ryan, LLC, appeared
Parcel ID 095 04 0 033.00
212 McGavock Pike, Nashville TN 37214

Motion to Change the Total value to \$870,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$531,400, and Improvement value reduced to \$338,600.

HJL, L.P.
Chris Kirby with Ryan, LLC, appeared
Parcel ID 102 00 0 054.00
3747 Annex Ave, Nashville TN 37209

Motion to Change the Total value to \$1,600,000, by Truitt Ellis, second by Lori Caste,
unanimously approved. Land value of \$1,143,200, and Improvement value reduced to \$456,800.

This concluded the morning session. With agreement of all the parties, the independent MBOE began to hear some of the 1:00 PM session appeals. Motion to recess the morning session at 11:30 AM, by Lori Caste, second by Truitt Ellis, unanimously approved.

VI. Roll Call

Members present included: Ms. Alexa Backner, Ms. Mia Parker, and Mr. Bruce Pierce. Also present were Danielle Hancock, and Andrea Wandell, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair, being present for the 1:00 PM session, the independent MBOE elected Ms. Alexa Backner, Temporary Chair, for this meeting, Motion by Mia Parker, second by Bruce Pierce, unanimously approved.

(Scheduled for 1:00 PM-heard in the AM)
Home Depot, U.S.A., Inc.
Chris Kirby with Ryan, LLC, appeared
Parcel ID 061 03 0 204.00
1015 Joyce Ln, Nashville TN 37216

Motion to Change the Total value to \$16,470,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value reduced to \$8,171,000, and Improvement value increased to \$8,299,000.

1:00 PM

Nashcam, L.P.
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 092 14 0B 002.00
1 City Ave, Nashville TN 37209

Motion to Change the Total value to \$13,614,000, by Mia Parker, second by Bruce Pierce, unanimously approved. Land value reduced to \$11,674,080, and Improvement value reduced to \$1,939,920.

Nashcam, L.P. ET AL (DO)
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 092 14 0B 004.00
0 City Blvd, Nashville TN 37209

Motion to Change the Total Land value to \$7,444,800, by Mia Parker, second by Bruce Pierce, unanimously approved. Land value reduced to \$7,444,800.

Nashcam, L.P. ET AL (DO)
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 092 14 0B 901.00
6 City Blvd, Nashville TN 37209

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

(Scheduled for 1:00 PM-heard in the AM)
HD Development of Maryland, Inc.
Chris Kirby with Ryan, LLC, appeared
Parcel ID 118 15 0 007.00
2535 Powell Ave, Nashville TN 37204

Motion to No Change the Total value of \$12,460,400, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$11,536,800, and Improvement value of \$923,600.

Willowbrook Commons Station, LLC ET AL
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 119 11 0 178.00
61 E Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$20,974,900, by Mia Parker, second by Bruce Pierce,
unanimously approved. Land value of \$15,015,100, and Improvement value of \$5,959,800.

(Scheduled for 1:00 PM-heard in the AM)
Home Depot U.S.A., Inc.
Chris Kirby with Ryan, LLC, appeared
Parcel ID 142 00 0 310.00
7665 B Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$13,610,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value reduced to \$13,609,000, and Improvement value reduced to \$1,000.

(Scheduled for 1:00 PM-heard in the AM)
Home Depot U.S.A., Inc.
Chris Kirby with Ryan, LLC, appeared
Parcel ID 142 00 0 323.00
0 Highway 70 S, Nashville TN 37221

Motion to Change the Total Land value to \$500,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value reduced to \$500,000.

Hickory Station, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 161 00 0 163.00
5753 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total value of \$14,326,300, by Mia Parker, second by Bruce Pierce,
unanimously approved. Land value of \$7,106,900, and Improvement value of \$7,219,400.

The Edmondson Pike Irrev Trust
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 161 13 0A 001.00
5511 Edmondson Pike 101-106, Nashville TN 37211

Motion to Change the Total value to \$5,920,000, by Mia Parker, second by Bruce Pierce,
unanimously approved. Land value of \$1,743,800, and Improvement value reduced to \$4,176,200.

FR6, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 163 00 0 161.00
501 Collins Park Dr, Antioch TN 37013

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

FR6, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 163 00 0 178.00
500 Collins Park Dr, Antioch TN 37013

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

FR6, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 163 00 0 220.00
504 Collins Park Dr, Antioch TN 37013

Motion to No Change the Total value of \$3,249,500, by Mia Parker, second by Bruce Pierce, unanimously approved. Land value of \$637,300, and Improvement value of \$2,612,200.

VII. Adjournment

Motion to adjourn by Mia Parker, second by Bruce Pierce, unanimously approved.

Meeting adjourned 3:35 PM.

ATTEST:

APPROVED:
