



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday December 16, 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. Carnell Scruggs, Ms. Alexa Backner, and Mr. Roger Farmer. Also present were Danielle Hancock and Elias Anderson, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

Tennessee Processing Center LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 060 13 0 217.00
420 Woodfolk Ave, Nashville TN 37207

Motion to Change the Total value to \$46,000,000, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value of \$4,795,100 and Improvement value reduced to \$41,204,900.

Studio A Preservation Partners, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 092 16 0 406.00
30 Music Sq W, Nashville TN 37203

Motion to Change the Total value to \$8,215,200, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value increased to \$8,214,200 and Improvement value reduced to \$1,000.

Studio A Preservation Partners, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 092 16 0 432.00
0 Music Sq W, Nashville TN 37203

Motion to Change the Total value to \$1,525,800, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value reduced to \$1,524,800 and Improvement value reduced to \$1,000.

Newco ARC, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 02 3 061.00
221 4th Ave N, Nashville TN 37219

Motion to No Change the Total value of \$9,925,500, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value of \$4,250,000 and Improvement value of \$5,675,500.

The next four (4) parcels were heard together:

Terra Funding - NCC, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 06 1 016.00
511 Union St, Nashville TN 37219

Motion to Change the Total Land value to \$13,220,400, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value reduced to \$13,220,400.

CPVF III NCC LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 06 1 016.00 001
0 Union St, Nashville TN 37219

Motion to Change the Total Improvement value to \$78,169,300, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Improvement value reduced to \$78,169,300.

Terra Funding - NCC, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 06 1 132.00
220 6th Ave N, Nashville TN 37219

Motion to Change the Total Land value to \$14,041,300, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value reduced to \$14,041,300.

CPVF III NCC LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 06 1 132.00 001
0 6th Ave N, Nashville TN 37219

Motion to Change the Total Improvement value to \$12,569,000, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Improvement value reduced to \$12,569,000.

424 Church Street Nashville GP
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 06 1 049.00
424 Church St, Nashville TN 37219

Motion to Change the Total value to \$55,250,000, by Alexa Backner, second by Carnell Scruggs, unanimously approved. Land value of \$17,955,000 and Improvement value reduced to \$37,295,000.

Third & Lea Partners, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 11 0 132.00
615 3rd Ave S, Nashville TN 37210

Motion to Change the Total value to \$43,881,000, by Alexa Backner, second by Carnell Scruggs, unanimously approved. Land value of \$10,846,500 and Improvement value reduced to \$33,034,500.

BCA Royal Parkway, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 095 00 0 115.00
510 Royal Pkwy, Nashville TN 37214

Motion to Change the Total value to \$12,195,364, by Alexa Backner, second by Carnell Scruggs, unanimously approved. Land value of \$4,189,600 and Improvement value reduced to \$8,005,764.

PFSS 2 Commerce Center, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 096 00 0 028.00
100 Centerview Dr, Nashville TN 37214

Motion to Change the Total value to \$36,314,000, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value of \$3,925,700 and Improvement value reduced to \$32,388,300.

American Center
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 104 02 0 409.00
3101 West End Cir, Nashville TN 37203

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

ECG 1222 16th, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 104 08 0 237.00
1222 16th Ave S, Nashville TN 37212

Motion to Change the Total value to \$5,800,000, by Alexa Backner, second by Carnell Scruggs, unanimously approved. Land value of \$4,599,000 and Improvement value reduced to \$1,201,000.

RRMPS Partners
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 104 15 0 222.00
2301 21st Ave S, Nashville TN 37212

Motion to Change the Total value to \$3,800,000, by Alexa Backner, second by Carnell Scruggs, unanimously approved. Land value reduced to \$3,799,000 and Improvement value reduced to \$1,000.

HCD Wedgewood 1234 Martin, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 105 07 0 114.00
1234 Martin St, Nashville TN 37203

Motion to No Change the Total value of \$47,779,700, by Alexa Backner, second by Carnell Scruggs, unanimously approved. Land value of \$9,670,000 and Improvement value of \$38,109,300.

This concluded the morning session. Motion to recess until the 1:00 PM session, by Carnell Scruggs, second by Alexa Backner, unanimously approved at 11:45 AM.

VI. Roll Call

Members present included: Ms. Lori Caste, Mr. Michael Milliner, and Ms. Deb Dawson. Also present were Danielle Hancock and Elias Anderson, with the Office of the Property Assessor.

1:00 PM

MTP-501 Great Circle, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 070 11 0 002.00
501 Great Circle Rd, Nashville TN 37228

Motion to Change the Total value to \$18,462,000, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$8,128,300 and Improvement value reduced to \$10,333,700.

501 Great Circle Propco, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 070 11 0 007.00
540 Mainstream Dr, Nashville TN 37228

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

Forum Woodlawn, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 070 16 0 021.00
210 Athens Way, Nashville TN 37228

Motion to No Change the Total value of \$28,231,600, by Michael Milliner, second by Lori Caste, unanimously approved. Land value of \$15,697,300 and Improvement value of \$12,534,300.

Tuff Nashville 1, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 092 16 0L 002.00
2100 West End Ave #700, Nashville TN 37203

Motion to Change the Total value to \$34,827,000, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$20,221,900 and Improvement value reduced to \$14,605,100.

OP 611 Commerce Property, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 06 3 000.00 002
611 Commerce St, Nashville TN 37203

Motion to Change the Total value to \$23,968,000, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$10,800,000 and Improvement value reduced to \$13,168,000.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 13 0 169.00
10 Music Sq E, Nashville TN 37203

Motion to Change the Total value to \$22,852,400, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$12,503,400 and Improvement value reduced to \$10,349,000.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 13 0 171.00
4 Music Sq E, Nashville TN 37203

Motion to continue this parcel to a date to be determined by Lori Caste, second by Michael Milliner, unanimously approved.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 13 0 239.00
0 Music Cir N, Nashville TN 37203

Motion to Change the Total Land value to \$627,400, by Lori Caste, second by Michael Milliner, unanimously approved. Land value reduced to \$627,400.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 13 0 240.00
2 Music Cir N, Nashville TN 37203

Motion to Change the Total Land value to \$1,526,400, by Lori Caste, second by Michael Milliner,
unanimously approved. Land value reduced to \$1,526,400.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 13 0 241.00
4 Music Cir N, Nashville TN 37203

Motion to Change the Total Land value to \$2,064,300, by Lori Caste, second by Michael Milliner,
unanimously approved. Land value reduced to \$2,064,300.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 13 0 242.00
6 Music Cir N, Nashville TN 37203

Motion to Change the Total Land value to \$2,064,300, by Lori Caste, second by Michael Milliner,
unanimously approved. Land value reduced to \$2,064,300.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 13 0 243.00
8 Music Cir N, Nashville TN 37203

Motion to Change the Total Land value to \$2,120,100, by Lori Caste, second by Michael Milliner,
unanimously approved. Land value reduced to \$2,120,100.

Broadcast Music, Inc.
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 093 13 0 244.00
10 Music Cir N, Nashville TN 37203

Motion to Change the Total Land value to \$2,120,100, by Lori Caste, second by Michael Milliner,
unanimously approved. Land value reduced to \$2,120,100.

3200 Park Drive, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 104 02 0 216.00
3200 Park Dr, Nashville TN 37203

Motion to Change the Total value to \$21,040,000, by Lori Caste, second by Michael Milliner,
unanimously approved. Land value reduced to \$21,039,600 and Improvement value of \$400.

ECG 2416 21st, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 104 15 0 447.00
2416 21st Ave S, Nashville TN 37212

Motion to Change the Total value to \$12,430,000, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$10,547,400 and Improvement value reduced to \$1,882,600.

Music Row 3, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 105 01 0 110.00
1030 16th Ave S, Nashville TN 37212

Motion to Change the Total value to \$29,400,000, by Michael Milliner, second by Lori Caste unanimously approved. Land value of \$8,947,100 and Improvement value reduced to \$20,452,900.

DA Investments Subsidiary LLC ET AL
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 120 10 0 089.00
1321 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$17,982,000, by Michael Milliner, second by Lori Caste unanimously approved. Land value of \$1,650,700 and Improvement value reduced to \$16,331,300.

DRG Burton Hills I, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 131 06 0A 001.00
1 Burton Hills Blvd, Nashville TN 37215

Motion to Change the Total value to \$12,000,000, by Lori Caste, second by Michael Milliner, unanimously approved. Land value reduced to \$11,999,000 and Improvement value reduced to \$1,000.

Magnolia Burton Hills, LP
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 131 06 0A 022.00
10 Burton Hills Blvd, Nashville TN 37215

Motion to Change the Total value to \$17,275,000, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$10,001,400 and Improvement value reduced to \$7,273,600.

DELPRES Nashville, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 134 00 0 229.00
550 Metroplex Dr, Nashville TN 37211

Motion to Change the Total value to \$25,320,000, by Michael Milliner, second by Lori Caste unanimously approved. Land value of \$13,012,300 and Improvement value reduced to \$12,307,700.

Advent Partners, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 160 00 0 183.00
201 Summit View Dr, Brentwood TN 37027

Motion to Change the Total value to \$14,500,000, by Lori Caste, second by Michael Milliner,
unanimously approved. Land value of \$5,804,400 and Improvement value reduced to \$8,695,600.

VII. Adjournment

Motion to adjourn by Lori Caste, second by Michael Milliner, unanimously approved.

Meeting adjourned 4:00 PM.

ATTEST:

APPROVED:
