



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday February 24, 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, Mr. Carnell Scruggs, and Ms. Deb Dawson. Also present were Herman Ruben, and Elias Anderson, with the Office of the Property Assessor.

III. Review and Approval of Minutes: .Approval of the minutes from the meetings of February 10, 2026, February 11, 2026, and February 12, 2026, Motion by Carnell Scruggs, second by Lori Caste, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Salah Jamal Ayesh
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 082 15 0 221.00
604 Main St, Nashville TN 37206

Motion to No Change the Total value of \$3,394,500, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$3,393,000 and Improvement value of \$1,500.

Salah Ayesb
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 082 16 0 036.00
618 Main St, Nashville TN 37206

At the request of the appellant, this appeal is hereby withdrawn.

Salah Ayesb
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 082 16 0 037.00
616 Main St, Nashville TN 37206

At the request of the appellant, this appeal is hereby withdrawn.

Salah Ayesb
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 082 16 0 424.00
606 Main St, Nashville TN 37206

At the request of the appellant, this appeal is hereby withdrawn.

Premier Ventures, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 14 0 493.00
514 Mulberry St, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Michael A. Rivalto Revocable Living Trust
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 106 07 0 066.00
728 Murfreesboro Pike, Nashville TN 37210

Motion to Change the Total value to \$4,069,100, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$3,152,000 and Improvement value reduced to \$917,100.

Michael A. Rivalto Revocable Living Trust
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 106 07 0 067.00
0 Murfreesboro Pike, Nashville TN 37210

Motion to No Change the Total Land value of \$2,505,100, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$2,505,100.

Michael A. Rivalto Revocable Living Trust
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 106 07 0 068.00
0 Murfreesboro Pike, Nashville TN 37210

Motion to No Change the Total Land value of \$940,900, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$940,900.

Columbia TN Airways Industrial, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 107 00 0 162.00
50 Airways Blvd, Nashville TN 37217

Motion to No Change the Total value of \$26,938,400, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$2,593,700 and Improvement value of \$24,344,700.

SNL IOV JP Hennessy Owner, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 183 00 0 049.00
1500 J P Hennessy Dr, LaVergne TN 37086

Motion to No Change the Total value of \$2,953,100, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,032,000 and Improvement value of \$1,921,100.

SNL IOV JP Hennessy Owner, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 183 00 0 131.00
1508 Firestone Pkwy, LaVergne TN 37086

Motion to No Change the Total value of \$786,500, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$705,600 and Improvement value of \$80,900.

This concluded the morning session at 10:35 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. Bruce Pierce, Mr. John Green, and Ms. Melba Jackson. Also present were Herman Ruben and Elias Anderson, with the Office of the Property Assessor. Ralph Mainland, and Derrick Hammond with Ryan, LLC were also present.

****NOTE**** Due to the Chair, nor Vice Chair, being present for this meeting, the independent MBOE elected Ms Melba Jackson, Temporary Chair, for this meeting, Motion by John Green, second by Bruce Pierce, unanimously approved.

1:00 PM

CCSL Rivergate, LLC c/o Senior Living Fund LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 034 03 0 023.00
94 Twin Hills Rd, Madison TN 37115

Motion to Change the Total value to \$5,640,500, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,485,000 and Improvement value reduced to \$4,155,500.

Williams Portfolio 23, LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 070 12 0 011.00
101 Athens Way, Nashville TN 37228

Motion to Change the Total value to \$86,280,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$11,305,300 and Improvement value reduced to \$74,974,700

Williams Portfolio 21, LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 071 13 0 002.00
281 Cumberland Bnd, Nashville TN 37228

Motion to No Change the Total value of \$65,596,400, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$9,657,200 and Improvement value of \$55,939,200

IMT Germantown, LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 082 09 0 468.00
1100 3rd Ave N, Nashville TN 37208

Motion to Change the Total value to \$80,100,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$18,148,800 and Improvement value reduced to \$61,951,200

Williams Portfolio 20, LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 082 09 0 499.00
200 Madison St, Nashville TN 37208

Motion to Change the Total value to \$9,346,200, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$1,839,900 and Improvement value reduced to \$7,506,300

Williams Portfolio 20, LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 082 09 0 500.00
200 Madison St #10, Nashville TN 37208

Motion to Change the Total value to \$17,001,800, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$4,181,800 and Improvement value reduced to \$12,820,000

TM Investment, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 082 16 0 448.00
908 A Shelby Ave, Nashville TN 37206

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

Alidade Oakpoint Station 40, LP
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 091 16 0 392.00
610 Sylvan Heights Way, Nashville TN 37209

Motion to Change the Total value to \$55,000,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$11,790,000 and Improvement value reduced to \$43,210,000

Salah Ayesb
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 15 0 278.00
930 3rd Ave S, Nashville TN 37210

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

IMT Capital IV Eight South, LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 118 02 0 296.00 001
0 Elliott Ave, Nashville TN 37204

Motion to Change the Total value to \$39,640,100, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$8,750,000 and Improvement value reduced to \$30,890,100

IMT Capital IV Eight South, LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 118 02 0 296.00 002
0 Elliott Ave, Nashville TN 37204

Motion to Change the Total value to \$37,374,900, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$8,250,000 and Improvement value reduced to \$29,124,900

The Blakeford at Green Hills Corp.
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 131 06 0A 015.00
11 Burton Hills Blvd, Nashville TN 37215

Motion to No Change the Total value of \$81,524,900, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$8,800,000 and Improvement value of \$72,724,900

VII. Adjournment

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

Meeting adjourned 2:55 PM.

ATTEST:

APPROVED:
