



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday February 26, 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. Bruce Pierce, and Ms. Alexa Backner. Also present were Danielle Hancock, and Andrea Wandell, with the Office of the Property Assessor. Derrick Hammond and Caleb Marlowe with Ryan, LLC were also present.

****NOTE**** Due to the Chair nor Vice Chair, being present for this meeting, the independent MBOE elected Ms. Alexa Backner Temporary Chair, Motion by Lori Caste, second by Bruce Pierce, unanimously approved.

III. Review and Approval of Minutes: .

IV. Public Comment Period

V. Appeals:

8:30 AM

Nashcam, L.P.
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 092 14 0 102.00
0 28th Ave N, Nashville TN 37209

At the request of the appellant, this appeal is hereby withdrawn.

HRT of Tennessee, Inc.
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 092 16 0 024.00
2011 Hayes St, Nashville TN 37203

Motion to Change the Total value to \$58,454,200, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$19,000,000 and Improvement value of \$39,454,200

Kroger Limited Partnership I
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 117 14 0 114.00
2216 Bandywood Dr, Nashville TN 37215

Motion to No Change the Total Land value of \$2,700,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$2,700,000

Kroger Limited Partnership I
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 117 14 0 115.00
2218 Bandywood Dr, Nashville TN 37215

Motion to No Change the Total Land value of \$2,700,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$2,700,000

Kroger Limited Partnership I
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 117 14 0 116.00
2220 Bandywood Dr, Nashville TN 37215

Motion to No Change the Total Land value of \$2,700,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$2,700,000

Kroger Limited Partnership I
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 117 14 0 117.00
2222 Bandywood Dr, Nashville TN 37215

Motion to No Change the Total Land value of \$784,100, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$784,100

Kroger Limited Partnership I
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 117 14 0 118.00
2224 Bandywood Dr, Nashville TN 37215

Motion to No Change the Total Land value of \$784,100, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$784,100

Kroger Limited Partnership I
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 117 14 0 119.00
2220 Bandywood Dr, Nashville TN 37215

Motion to No Change the Total Land value of \$784,100, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$784,100

Kroger Limited Partnership I
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 117 14 0 171.00
0 Bandywood Dr, Nashville TN 37215

Motion to No Change the Total Land value of \$5,702,400, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$5,702,400

O.I.C. Edmondson Corner Shoppes Condo
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 161 13 0A 005.00
5517 B Edmondson Pike, Nashville TN 37211

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

Freeland Realty, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 163 00 0 312.00
5250 Cane Ridge Rd, Antioch TN 37013

Motion to Change the Total value to \$861,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$860,000 and Improvement value reduced to \$1,000

Freeland Realty 3, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 174 00 0 033.00
3036 Old Franklin Rd, Antioch TN 37013

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

This concluded the morning session at 10:20 AM; Motion to recess until the 1:00 PM session by Lori
Castrem second by Bruce Pierce, unanimously approved.

VI. Roll Call

Members present included: Mr. John Green, Mr. Michael Milliner, and Ms. Alexa Backner. Also present were Danielle Hancock, and Andrea Wandell, 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 Alexa Backner, Temporary Chair, for this meeting, Motion by John Green, second by Michael Milliner, unanimously approved.

1:00 PM

Jackson Village, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 064 15 0 008.00
0 Shute Ln, Hermitage TN 37076

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

Circle South Residential (TN) LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 10 0 057.00
514 8th Ave S, Nashville TN 37203

Motion to No Change the Total Land value of \$3,136,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$3,136,000

Circle South Holdings (TN), LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 10 0 058.00
512 8th Ave S, Nashville TN 37203

Motion to No Change the Total Land value of \$2,962,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,962,000

Circle South Holdings (TN), LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 10 0 060.00
500 8th Ave S, Nashville TN 37203

Motion to No Change the Total Land value of \$10,106,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$10,106,000

Circle South Holdings (TN), LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 10 0 070.00
410 8th Ave S, Nashville TN 37203

Motion to No Change the Total Land value of \$11,238,600, by John Green, second by Michael Milliner, unanimously approved. Land value of \$11,238,600

Circle South Holdings (TN), LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 10 0 061.00
711 Lea Ave, Nashville TN 37203

Motion to No Change the Total value of \$4,879,500, by John Green, second by Michael Milliner, unanimously approved. Land value of \$4,878,800 and Improvement value of \$700.

Circle South Holdings (TN), LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 10 0 066.00
700 Lea Ave, Nashville TN 37203

Motion to No Change the Total value of \$4,966,300, by John Green, second by Michael Milliner, unanimously approved. Land value of \$4,965,600 and Improvement value of \$700.

Circle South Holdings (TN), LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 10 0 067.00
712 Lea Ave, Nashville TN 37203

Motion to No Change the Total value of \$6,796,300, by John Green, second by Michael Milliner, unanimously approved. Land value of \$6,795,600 and Improvement value of \$700.

Circle South Residential (TN) LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 14 0 203.00
706 Drexel St, Nashville TN 37203

Motion to No Change the Total value of \$5,049,800, by John Green, second by Michael Milliner, unanimously approved. Land value of \$5,016,000 and Improvement value of \$33,800.

Circle South Residential (TN) LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 14 0 595.00
522 8th Ave S, Nashville TN 37203

Motion to No Change the Total value of \$7,192,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$7,144,000 and Improvement value of \$48,200.

TM Investments LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 15 0 348.00
1005 1st Ave S, Nashville TN 37210

Motion to No Change the Total Land value of \$1,175,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,175,000

TM Investments LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 15 0 349.00
1003 1st Ave S, Nashville TN 37210

Motion to No Change the Total Land value of \$1,010,500, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,010,500.

William P. May & Kelly Ryan
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 115 03 0 088.00
708 Georgetown Dr, Nashville TN 37205

Motion to No Change the Total value of \$2,926,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$600,000 and Improvement value of \$2,326,200.

Edward W. Conk & Catherine E.
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 116 11 0 096.00
327 Lynnwood Blvd, Nashville TN 37205

Motion to Change the Total value to \$5,840,000, by Michael Milliner, second by John Green, unanimously approved. Land value of \$2,117,700 and Improvement value reduced to \$3,722,300.

Christopher & Karmyn Conk
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 130 12 0A 034.00
32 Inveraray, Nashville TN 37215

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

Christopher & Karmyn Conk
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 130 12 0A 035.00
31 Inveraray, Nashville TN 37215

Motion to Change the Total value to \$4,100,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$565,000 and Improvement value reduced to \$3,535,000.

Salah Ayesah
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 150 14 0A 079.00
104 Shoemaker Dr, Antioch TN 37013

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

VII. Adjournment

Motion to adjourn by John Green, second by Michael Milliner, unanimously approved.

Meeting adjourned 3:20 PM.

ATTEST:

APPROVED:
