



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday March 3, 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. Bruce Pierce, Ms. Lori Caste, and Mr. Roger Farmer. Also present were Danielle Hancock, and Nathan Burton, with the Office of the Property Assessor. Also present were Cody Anderson, Aaron Thomas, and Kailyn Kiefaber with Ryan, LLC

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

8:30 AM

Dickerson Phase I A PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 037.00
1413 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Land value to \$5,000,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$5,000,000.

Dickerson Phase I A PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 038.00
1411 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Land value to \$3,600,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$3,600,000.

Dickerson Phase II PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 039.00
1409 A Dickerson Pike, Nashville TN 37207

Motion to Change the Total Land value to \$3,710,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$3,710,000.

Dickerson Phase II PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 040.00
1405 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Land value to \$2,836,400 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$2,836,400.

Dickerson Phase II PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 044.00
123 Marie St, Nashville TN 37207

Motion to Change the Total value to \$816,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$800,000 and Improvement value of \$16,000.

Dickerson Phase I B PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 051.00
124 Meridian Ct, Nashville TN 37207

Motion to Change the Total value to \$584,200 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$580,000 and Improvement value of \$4,200.

Dickerson Phase I B PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 052.00
120 Meridian Ct, Nashville TN 37207

Motion to Change the Total value to \$818,800 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$806,000 and Improvement value of \$12,800.

Dickerson Phase I B PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 053.00
121 Meridian Ct, Nashville TN 37207

Motion to Change the Total value to \$508,900 by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$500,000 and Improvement value of \$8,900.

Dickerson Phase I B PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 054.00
125 Meridian Ct, Nashville TN 37207

Motion to Change the Total value to \$615,700 by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$600,000 and Improvement value of \$15,700.

Dickerson Phase I A PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 068.00
204 Gatewood Ave, Nashville TN 37207

Motion to Change the Total Land value to \$1,300,000 by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$1,300,000.

Dickerson Phase I A PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 070.00
200 Gatewood Ave, Nashville TN 37207

Motion to Change the Total Land value to \$660,000 by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$660,000.

Dickerson Phase I A PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 071.00
198 Gatewood Ave, Nashville TN 37207

Motion to Change the Total Land value to \$3,200,000 by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$3,200,000.

Dickerson Phase II PROPCO, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 278.00
1407 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Land value to \$2,350,000 by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$2,350,000.

WH Storage Partners, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 11 0 514.00
0 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Land value to \$1,512,400 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$1,512,400.

CB Capital, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 072 14 0G 001.01
1218 A Chester Ave, Nashville TN 37206

Motion to Change the Total value to \$387,520 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$240,000 and Improvement value reduced to \$147,520.

CB Capital, LLC-Series C
Cody Anderson with Ryan, LLC, appeared
Parcel ID 072 14 0G 002.01
1218 B Chester Ave, Nashville TN 37206

Motion to No Change the Total Land value of \$240,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$240,000.

CB Capital, LLC-Series C
Cody Anderson with Ryan, LLC, appeared
Parcel ID 072 14 0G 900.01
1218 C Chester Ave, Nashville TN 37206

Motion to No Change the Total Land value of \$200 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$200.

SH1 PROP LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 06 0 008.00
828 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Land value to \$2,515,000 by Bruce Pierce, second by Lori Caste, unanimously approved. Land value reduced to \$2,515,000.

HPT TA Properties Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 14 0 067.00
151 N 1st St, Nashville TN 37213

Motion to No Change the Total Land value of \$7,422,600 by Bruce Pierce, second by Lori Caste, unanimously approved. Land value of \$7,422,600.

This concluded the morning session. With the agreement of all the parties, and the fact that there is not a quorum for the afternoon session, this Board went ahead and heard the 1PM session appeals.

1:00 PM

HPT TA Properties Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 15 0 219.00
111 N 1st St, Nashville TN 37213

Motion to Change the Total value to \$53,077,400 by Bruce Pierce, second by Lori Caste, unanimously approved. Land value reduced to \$50,731,800 and Improvement value of \$2,345,600.

1101 Grundy Property Owner LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 09 0 121.00
1100 Porter St, Nashville TN 37203

Motion to Change the Total Land value to \$19,340,000 by Bruce Pierce, second by Lori Caste, unanimously approved. Land value reduced to \$19,340,000.

MQMF Nashville Lea Ave L.L.C.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 10 0 021.00
905 Clark Pl, Nashville TN 37203

Motion to Change the Total value to \$47,050,000 by Bruce Pierce, second by Lori Caste, unanimously approved. Land value reduced to \$46,803,200 and Improvement value of \$246,800.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 02 0 223.00
3100 B West End Ave, Nashville TN 37203

Motion to No Change the Total Land value of \$71,700 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$71,700.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 02 0 402.00
3104 West End Ave, Nashville TN 37203

Motion to No Change the Total Land value of \$73,200 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$73,200.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 02 0 405.00
3106 West End Ave, Nashville TN 37203

Motion to No Change the Total Land value of \$21,400 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$21,400.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 05 0 128.00
0 Murphy Rd, Nashville TN 37205

Motion to No Change the Total Land value of \$28,500 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$28,500.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 05 0 129.00
0 Murphy Rd, Nashville TN 37205

Motion to No Change the Total Land value of \$23,800 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$23,800.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 06 0 320.00
0 West End Ave, Nashville TN 37205

Motion to No Change the Total Land value of \$15,200 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$15,200.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 06 0 321.00
0 West End Ave, Nashville TN 37205

Motion to No Change the Total Land value of \$50,300 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$50,300.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 06 0 322.00
0 West End Ave, Nashville TN 37203

Motion to No Change the Total Land value of \$35,100 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$35,100.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 06 0 323.00
0 West End Ave, Nashville TN 37203

Motion to No Change the Total Land value of \$41,200 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$41,200.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 06 0 324.00
0 West End Ave, Nashville TN 37203

Motion to No Change the Total Land value of \$42,700 by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$42,700.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 06 0 325.00
0 West End Ave, Nashville TN 37203

Motion to No Change the Total Land value of \$48,800 by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$48,800.

Acklen Park Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 06 0 326.00
0 West End Ave, Nashville TN 37203

Motion to No Change the Total Land value of \$48,800 by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$48,800.

VI. Adjournment

Motion to adjourn by Lori Caste, second by Bruce Pierce, unanimously approved.

Meeting adjourned 11:00 AM.

ATTEST:

APPROVED:
