



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday April 7, 2026

8:30 AM & 1:00 PM

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> 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 Mr. Roger Farmer. Also present were Herman Ruben, 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

Timothy Gianikas  
Jay Catignani with Property Tax Consultants  
Parcel ID 104 06 0 017.00  
3315 Fairmont Dr, Nashville, TN 37203

Motion to Change the Total value to \$2,035,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$495,000 and Improvement value reduced to \$1,540,000.

The Schatten Three GP, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 104 09 0 124.00  
3706 West End Ave, Nashville, TN 37205

Motion to Change the Total value to \$2,823,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$585,000 and Improvement value reduced to \$2,238,000.

Fairfax Apartments, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 104 11 0 112.00  
2122 Fairfax Ave, Nashville, TN 37212

Motion to Change the Total value to \$2,925,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land value of \$1,125,000 and Improvement value reduced to \$1,800,000.

Susan Gianikas 2023 Irrevocable Trust ET AL  
Jay Catignani with Property Tax Consultants  
Parcel ID 104 11 0 201.00  
1908 Convent Pl, Nashville, TN 37212

Motion to Change the Total value to \$3,556,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$900,000 and Improvement value reduced to \$2,656,000.

Jane F Olson  
Jay Catignani with Property Tax Consultants  
Parcel ID 104 11 0 203.00  
2002 Convent Pl, Nashville, TN 37212

Motion to Change the Total value to \$1,905,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$495,000 and Improvement value reduced to \$1,410,000.

Mayflower Apartments  
Jay Catignani with Property Tax Consultants  
Parcel ID 104 12 0 064.00  
1925 21<sup>st</sup> Ave S, Nashville, TN 37212

Motion to Change the Total value to \$2,934,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$2,472,000 and Improvement value reduced to \$462,000.

Grindola Limited, Inc.  
Jay Catignani with Property Tax Consultants  
Parcel ID 104 12 0 295.00  
1626 16<sup>th</sup> Ave S, Nashville, TN 37212

Motion to Change the Total value to \$2,583,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value reduced to \$2,582,000 and Improvement value reduced to \$1,000.

Highmark Biltmore Place, L.P.  
Jay Catignani with Property Tax Consultants  
Parcel ID 107 00 0 073.00  
830 Glastonbury Rd, Nashville, TN 37217

Motion to Continue this parcel to 4/22/2026 at 8:30 AM, by Lori Caste, second by Roger Farmer, unanimously approved.

Starlight, Limited.  
Jay Catignani with Property Tax Consultants  
Parcel ID 107 00 0 106.00  
880 Glastonbury Rd, Nashville, TN 37217

Motion to No Change the Total value of \$2,000,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$400,000 and Improvement value of \$1,600,000.

Starline Apartments, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 107 00 0 107.00  
900 Glastonbury Rd, Nashville, TN 37217

Motion to Change the Total value to \$20,600,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$4,400,000 and Improvement value reduced to \$16,200,000.

Starlight, Limited.  
Jay Catignani with Property Tax Consultants  
Parcel ID 107 00 0 108.00  
1201 Massman Dr, Nashville, TN 37217

Motion to Change the Total value to \$10,549,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$1,600,000 and Improvement value reduced to \$8,949,000.

Massman Manor Holdings, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 107 00 0 125.00  
101 Massman Manor Dr, Nashville, TN 37217

Motion to Change the Total value to \$10,549,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$2,000,000 and Improvement value reduced to \$8,549,000.

PP-SW GP, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 107 00 0 133.00  
831 Glastonbury Rd, Nashville, TN 37217

Motion to No Change the Total value of \$7,615,200, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$1,950,000 and Improvement value of \$5,665,200.

This concluded the morning session at 11:30 AM. Motion to recess until the 1:00 PM session, by Lori Caste, second by Roger Farmer, unanimously approved.

VI. Roll Call

Members present included: Mr. Carnell Scruggs, Ms. Alexa Backner, and Mr. John Green. Also present were Herman Ruben, and Elias Anderson, with the Office of the Property Assessor.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair, being present for this meeting, Ms. Alexa Backner was elected Temporary Chair, for this meeting, Motion by John Green, second by Carnell Scruggs, unanimously approved.

VII. Appeals:

1:00 PM

Highmark Terrace Park, L.P.  
Jay Catignani with Property Tax Consultants  
Parcel ID 108 00 0 244.00  
3110 Elm Hill Pike, Nashville, TN 37214

Motion to Change the Total value to \$25,290,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$4,300,000 and Improvement value reduced to \$20,990,000.

Thompson Place Apartments, L.P.  
Jay Catignani with Property Tax Consultants  
Parcel ID 116 14 0 096.00  
527 Belle Meade Blvd, Nashville, TN 37205

Motion to Change the Total value to \$2,540,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,834,300 and Improvement value reduced to \$705,700.

Blythewood Joint Venture  
Jay Catignani with Property Tax Consultants  
Parcel ID 117 11 0 023.00  
3510 Hillsboro Pike, Nashville, TN 37215

Motion to No Change the Total value of \$16,295,800, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$3,600,000 and Improvement value of \$12,695,800.

Estate Emmanuel Schatten, Trustees ET AL  
Jay Catignani with Property Tax Consultants  
Parcel ID 117 15 0 048.02  
2011 Richard Jones Rd, Nashville, TN 37215

Motion to Change the Total value to \$53,000,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$9,920,000 and Improvement value reduced to \$43,080,000.

CRP/AR Berry Hill Owner, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 118 03 0 028.00  
2500 Bransford Ave, Nashville, TN 37204

Motion to No Change the Total value of \$110,662,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$13,808,500 and Improvement value of \$96,853,500.

Westside Investments  
Jay Catignani with Property Tax Consultants  
Parcel ID 118 09 0 182.00  
920 Woodmont Blvd, Nashville, TN 37204

Motion to Change the Total value to \$17,398,200, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$6,200,000 and Improvement value reduced to \$11,198,200.

Westside Investments  
Jay Catignani with Property Tax Consultants  
Parcel ID 118 10 0 080.00  
2940 McNairy Ln, Nashville, TN 37204

Motion to No Change the Total value of \$6,269,800, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$2,000,000 and Improvement value of \$4,269,800.

Schatten & Schatten, L.P.  
Jay Catignani with Property Tax Consultants  
Parcel ID 118 10 0 092.00  
2901 Franklin Pike, Nashville, TN 37204

Motion to Change the Total value to \$15,328,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,250,000 and Improvement value reduced to \$12,078,000.

Elizabeth G. Tannenbaum, ET AL  
Jay Catignani with Property Tax Consultants  
Parcel ID 131 02 0 135.00  
5000 Hillsboro Pike, Nashville, TN 37215

Motion to Change the Total value to \$8,335,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$2,360,000 and Improvement value reduced to \$5,975,000.

Windland Terrace APTS  
Jay Catignani with Property Tax Consultants  
Parcel ID 133 00 0 022.00  
200 Yelton Ct, Nashville, TN 37211

Motion to No Change the Total value of \$13,306,300, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$2,900,000 and Improvement value of \$10,406,300.

Coventry Square Apartments  
Jay Catignani with Property Tax Consultants  
Parcel ID 133 14 0 033.00  
497 Elysian Fields Rd, Nashville, TN 37211

Motion to Change the Total value to \$19,602,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,500,000 and Improvement value reduced to \$16,102,000.

Coventry Square Apartments  
Jay Catignani with Property Tax Consultants  
Parcel ID 133 14 0 034.00  
483 Elysian Fields Rd, Nashville, TN 37211

Motion to No Change the Total value of \$6,068,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,375,000 and Improvement value of \$4,693,000.

British Woods DE, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 135 00 0 354.00  
256 British Woods Dr, Nashville, TN 37217

Motion to Change the Total value to \$32,455,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,968,000 and Improvement value reduced to \$30,487,000.

British Woods DE, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 135 00 0 391.00  
264 British Woods Dr, Nashville, TN 37217

Motion to Change the Total value to \$20,475,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,200,000 and Improvement value reduced to \$19,275,000.

Starwood Properties Two, L.P.  
Jay Catignani with Property Tax Consultants  
Parcel ID 149 00 0 282.00  
5160 Rice Rd, Antioch, TN 37013

Motion to No Change the Total value of \$58,725,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$4,800,000 and Improvement value of \$53,925,000.

Starwood Properties One, L.P.  
Jay Catignani with Property Tax Consultants  
Parcel ID 149 00 0 285.00  
300 Dover Glen Dr, Antioch, TN 37013

Motion to No Change the Total value of \$21,600,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,776,000 and Improvement value of \$19,824,000.

Starwood Properties One, L.P.  
Jay Catignani with Property Tax Consultants  
Parcel ID 149 00 0 286.00  
301 Dover Glen Dr, Antioch, TN 37013

Motion to No Change the Total value of \$23,629,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,896,000 and Improvement value of \$21,733,500.

VIII. Adjournment

Motion to adjourn by John Green, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 3:45 PM.

**ATTEST:**

**APPROVED:**

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