



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday March 31, 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. Derrick Starks, Mr. Roger Farmer, and Ms. Deb Dawson. Also present were Herman Ruben, and Elias Anderson, with the Office of the Property Assessor. Also present were Cody Anderson, Aaron Thomas, and Jake Jameson with Ryan, LLC

- III. Review and Approval of Minutes: Approval of the Minutes from March 25, 2026, and March 26, 2026, Motion by Roger Farmer, second by Derrick Starks, unanimously approved.

- IV. Public Comment Period

- V. Appeals:

8:30 AM

Historic Polk Properties, LLC
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 093 05 2 008.00
211 7th Ave N, Nashville TN 37219

Motion to Change the Total value to \$15,625,000, by Lori Caste, second by Derrick Starks, unanimously approved. Land value of \$7,875,000 and Improvement value reduced to \$7,750,000.

Historic Polk Properties, LLC
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 093 05 2 010.00
209 7th Ave N, Nashville TN 37219

Motion to No Change the Total Land value of \$3,750,000, by Lori Caste, second by Derrick Starks, unanimously approved. Land value of \$3,750,000.

161 Rosa Parks LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 05 4 024.00
161 Rosa L Parks Blvd, Nashville TN 37203

Motion to Change the Total value to \$10,614,000, by Derrick Starks, second by Roger Farmer, unanimously approved. Land value of \$8,629,600 and Improvement value reduced to \$1,984,400.

161 Rosa Parks LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 05 4 025.00
157 Rosa L Parks Blvd, Nashville TN 37203

Motion to Change the Total value to \$13,704,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land value reduced to \$13,662,600 and Improvement value of \$41,400.

616 Church LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 06 1 001.00
618 Church St, Nashville TN 37219

Motion to No Change the Total value of \$16,114,900, by Lori Caste, second by Derrick Starks, unanimously approved. Land value of \$8,103,000 and Improvement value of \$8,011,900.

616 Church LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 06 1 002.00
616 Church St, Nashville TN 37219

Motion to No Change the Total value of \$4,137,700, by Lori Caste, second by Derrick Starks, unanimously approved. Land value of \$2,038,500 and Improvement value of \$2,099,200.

Fourth & Church Nashville LP
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 06 1 056.00
201 4th Ave N, Nashville TN 37219

Motion to No Change the Total value of \$49,832,700, by Lori Caste, second by Derrick Starks, unanimously approved. Land value of \$15,829,500 and Improvement value of \$34,003,200.

Trimac 401 Church Property Owner, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 093 06 1 089.00
401 Church St, Nashville TN 37219

Motion to Change the Total value to \$41,340,000, by Lori Caste, second by Roger Farmer,
unanimously approved. Land value of \$24,144,000 and Improvement value reduced to \$17,196,000.

Unico Nashville, LLC & Alco Nashville, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 06 1 101.00
158 4th Ave N, Nashville TN 37219

Motion to No Change the Total value of \$19,791,700, by Lori Caste, second by Roger Farmer,
unanimously approved. Land value of \$14,337,600 and Improvement value of \$5,454,100.

Unico Nashville, LLC & Alco Nashville, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 06 1 103.00
150 4th Ave N, Nashville TN 37219

Motion to Change the Total value to \$39,393,200, by Lori Caste, second by Roger Farmer,
unanimously approved. Land value of \$24,801,600 and Improvement value reduced to \$14,591,600.

Unico Nashville, LLC & Alco Nashville, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 06 1 110.00
173 3rd Ave N, Nashville TN 37201

Motion to No Change the Total value of \$8,009,200, by Lori Caste, second by Roger Farmer,
unanimously approved. Land value of \$5,289,600 and Improvement value of \$2,719,600.

Unico Nashville, LLC & Alco Nashville, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 06 1 112.00
181 3rd Ave N, Nashville TN 37201

Motion to No Change the Total value of \$14,455,900, by Lori Caste, second by Roger Farmer,
unanimously approved. Land value of \$13,780,800 and Improvement value of \$675,100.

401 Commerce Property Partners LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 093 06 1 134.00
401 Commerce St, Nashville TN 37219

Motion to Change the Total value to \$84,500,000, by Lori Caste, second by Derrick Starks,
unanimously approved. Land value of \$42,028,000 and Improvement value reduced to \$42,472,000.

This concluded the morning session at 11:08 AM; Motion to adjourn, as the 1:00 PM session could not be held due to the Chair not being able to attend the afternoon session, unanimously approved.

VI. Adjournment

Motion to adjourn by Lori Caste, second by Roger Farmer, unanimously approved.

Meeting adjourned 11:08 AM.

ATTEST:

APPROVED:
