



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday April 8, 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, Ms. Melba Jackson, Mr. Bruce Pierce, and Mr. Derrick Starks. Also present were Danielle Hancock, and Nathan Burton, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair, being present for this meeting, Mr. Derrick Starks was elected Temporary Chair, for this meeting, 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

Mira Vista TN., L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 136 15 0 032.00
2949 Smith Springs Rd, Nashville, TN 37217

Motion to Change the Total value to \$13,035,600, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$1,344,000 and Improvement value reduced to \$11,691,600.

Mira Vista TN., L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 136 15 0 033.00
2999 Smith Springs Rd, Nashville, TN 37217

Motion to Change the Total value to \$11,104,400, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$888,000 and Improvement value reduced to \$10,216,400.

Longwood TN., L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 147 00 0 015.00
371 Wallace Rd, Nashville, TN 37211

Motion to Change the Total value to \$24,170,000, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value of \$3,900,000 and Improvement value reduced to \$20,270,000.

Elysian Garden Apartments
Jay Catignani with Property Tax Consultants
Parcel ID 147 01 0 143.00
675 Harding Pl, Nashville, TN 37211

Motion to Change the Total value to \$22,600,000, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value of \$4,650,000 and Improvement value reduced to \$17,950,000.

Holly Hills TN., L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 147 04 0 169.00
302 Wallace Rd, Nashville, TN 37211

Motion to Change the Total value to \$18,520,000, by Melba Jackson, second by Bruce Pierce,
unanimously approved. Land value of \$3,235,500 and Improvement value reduced to \$15,284,500.

433 Bakertown, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 148 00 0 174.00
401 Bakertown Rd, Antioch, TN 37013

Motion to Change the Total value to \$9,811,200, by Melba Jackson, second by Lori Caste,
unanimously approved. Land value of \$1,320,000 and Improvement value reduced to \$8,491,200.

433 Bakertown, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 148 00 0 179.00
701 Haystack Ln, Antioch, TN 37013

Motion to Change the Total value to \$10,628,800, by Melba Jackson, second by Lori Caste,
unanimously approved. Land value of \$1,440,000 and Improvement value reduced to \$9,188,800.

Starwood Properties Three, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 149 00 0 219.00
5161 Rice Rd, Antioch, TN 37013

Motion to Change the Total value to \$53,990,000, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$4,896,000 and Improvement value reduced to \$49,094,000.

Tusculum Square Apartments
Jay Catignani with Property Tax Consultants
Parcel ID 161 04 0 027.00
5035 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$9,810,000, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$2,000,000 and Improvement value reduced to \$7,810,000.

Sam F. Coleman, ET AL
Jay Catignani with Property Tax Consultants
Parcel ID 161 04 0 175.00
425 Tusculum Rd, Nashville TN 37211

Motion to Change the Total value to \$10,329,100, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$2,000,000 and Improvement value reduced to \$8,329,100.

Z Partners
Jay Catignani with Property Tax Consultants
Parcel ID 161 04 0 177.00
415 B Tusculum Rd, Nashville TN 37211

Motion to No Change the Total value of \$1,346,900, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$1,146,900.

McMurray Manor APTS, Inc.
Jay Catignani with Property Tax Consultants
Parcel ID 161 04 0 178.00
415 Tusculum Rd, Nashville TN 37211

Motion to Change the Total value to \$19,070,800, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$4,300,000 and Improvement value reduced to \$14,770,800.

McMurray Apartments III
Jay Catignani with Property Tax Consultants
Parcel ID 161 04 0 181.00
5135 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$8,173,200, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$1,700,000 and Improvement value reduced to \$6,473,200.

This concluded the morning session at 10:30 AM. Motion to recess until the 1:00 PM session, by Lori Caste, second by Bruce Pierce, unanimously approved.

VI. Roll Call

Members present included: Mr. Michael Milliner, Ms. Alexa Backner, and Mr. John Green. Also present were Danielle Hancock, and Nathan Burton, 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 Michael Milliner, unanimously approved.

VII. Appeals:

1:00 PM

Westboro, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 104 02 0 224.00
3101 West End Ave, Nashville, TN 37203

Motion to Change the Total value to \$8,600,000, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$8,495,400 and Improvement value of \$104,600.

Westboro, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 104 06 0 235.00
3105 West End Ave, Nashville, TN 37203

Motion to Change the Total value to \$5,400,000, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$5,228,400 and Improvement value of \$171,600.

Westboro, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 104 06 0 236.00
109 31st Ave S, Nashville, TN 37203

Motion to Change the Total value to \$3,000,000, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$2,945,400 and Improvement value of \$54,600.

Westboro, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 104 06 0 237.00
106 32nd Ave S, Nashville, TN 37212

Motion to Change the Total value to \$3,000,000, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$2,958,700 and Improvement value of \$41,300.

Belcourt Property Co., LLC & DJEM Belcourt, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 08 0 173.00
1810 Belcourt Ave, Nashville, TN 37212

Motion to Change the Total value to \$11,660,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,620,000 and Improvement value of \$10,040,000.

Chateau Apartments AGB LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 11 0 195.00
2000 24th Ave S, Nashville, TN 37212

Motion to Change the Total value to \$8,137,500, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,890,000 and Improvement value of \$6,247,500.

Chateau Apartments AGB LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 11 0 197.00
1910 24th Ave S, Nashville, TN 37212

Motion to Change the Total value to \$2,712,500, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,080,000 and Improvement value of \$1,632,500.

Nashville NH Apartments, GP & Nob Hill General Partnership
Jay Catignani with Property Tax Consultants
Parcel ID 134 13 0 239.00
180 Wallace Rd, Nashville, TN 37211

Motion to No Change the Total value of \$39,878,700, by Michael Milliner, second by John Green, unanimously approved. Land value of \$4,600,000 and Improvement value of \$35,278,700.

Nashville NH Apartments, GP & Nob Hill General Partnership
Jay Catignani with Property Tax Consultants
Parcel ID 148 01 0 223.00
180 Wallace Rd, Nashville, TN 37211

Motion to No Change the Total value of \$40,571,900, by Michael Milliner, second by John Green, unanimously approved. Land value of \$7,200,000 and Improvement value of \$33,371,900.

VIII. Adjournment

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

Meeting adjourned 2:55 PM.

ATTEST:

APPROVED:
