



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday April 15, 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. Deb Dawson. Also present were Danielle Hancock, and Elias Anderson, with the Office of the Property Assessor. Also present were Cody Anderson, Neely Thompson, Kailyn Kiefaber, and Jake Jameson with Ryan, LLC

III. Review and Approval of Minutes: .

IV. New Business:

V. Public Comment Period

VI. Appeals:

8:30 AM

Rivergate MP Holdings, LLC
Kailyn Kiefaber with Ryan, LLC, appeared
Parcel ID 026 14 0 052.00 001
1000 D Rivergate Pkwy, Goodlettsville TN 37072

Motion to Change the Total value to \$789,684, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$788,684 and Improvement value of \$1,000.

Rivergate MP Holdings, LLC
Kailyn Kiefaber with Ryan, LLC, appeared
Parcel ID 026 14 0 052.00 002
1000 E Rivergate Pkwy, Goodlettsville TN 37072

Motion to Change the Total value to \$2,417,885, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$2,416,885 and Improvement value of \$1,000.

Rivergate MP Holdings, LLC
Kailyn Kiefaber with Ryan, LLC, appeared
Parcel ID 026 14 0 055.00
1000 Rivergate Pkwy, Goodlettsville TN 37072

Motion to Change the Total value to \$1,007,044, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$860,144 and Improvement value of \$146,900.

Rivergate MP Holdings, LLC
Kailyn Kiefaber with Ryan, LLC, appeared
Parcel ID 034 02 0 076.00 001
1000 J Rivergate Pkwy, Goodlettsville TN 37072

Motion to Change the Total value to \$3,595,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$3,594,000 and Improvement value of \$1,000.

Rivergate MP Holdings, LLC
Kailyn Kiefaber with Ryan, LLC, appeared
Parcel ID 034 02 0 076.00 002
1000 K Rivergate Pkwy, Goodlettsville TN 37072

Motion to Change the Total value to \$3,949,287, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$3,948,287 and Improvement value of \$1,000.

BAI Rivergate Station, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 034 06 0 002.00
1699 Gallatin Pike, Madison TN 37115

Motion to No Change the Total value of \$36,388,800, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$9,978,700 and Improvement value of \$26,410,100.

MKTN, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 075 00 0 178.00
5100 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total value to \$4,752,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$1,591,700 and Improvement value reduced to \$3,160,300.

MKTN, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 075 00 0 202.00
5028 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total value to \$1,853,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$426,900 and Improvement value reduced to \$1,426,100.

Cobalt Properties of Nashville, TN, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 085 00 0 093.00
2213 Jackson Downs Blvd, Nashville TN 37214

Motion to No Change the Total value of \$8,917,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$2,899,400 and Improvement value of \$6,017,600.

Cobalt Properties of Nashville, TN, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 085 00 0 094.00
3137 Lebanon Pike, Nashville TN 37214

Motion to No Change the Total value of \$12,403,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$5,086,100 and Improvement value of \$7,316,900.

Cobalt Properties of Nashville, TN, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 085 00 0 096.00
3177 Lebanon Pike, Nashville TN 37214

Motion to No Change the Total value of \$12,771,600, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$2,997,000 and Improvement value of \$9,774,600.

VRS Crossings, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 095 03 0 013.00
2296 Lebanon Pike, Nashville TN 37214

Motion to No Change the Total value of \$32,251,300, by Bruce pierce, second by Lori Caste,
unanimously approved. Land value of \$12,521,800 and Improvement value of \$19,729,500.

Safe Storage of Antioch, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 164 00 0 258.00
3524 Hamilton Church Rd, Antioch TN 37013

Motion to Change the Total value to \$6,980,000, by Bruce Pierce, second by Lori Caste,
unanimously approved. Land value of \$731,800 and Improvement value reduced to \$6,248,200.

PS Southeast One, Inc.
Jake Jameson with Ryan, LLC, appeared
Parcel ID 175 00 0 085.00
4119 Murfreesboro Pike, Antioch TN 37013

Motion to Change the Total value to \$11,620,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$690,000 and Improvement value reduced to \$10,930,000.

This concluded the morning session at 10:40 AM; Motion to recess until the 1:00 PM session by Lori Caste,
second by Bruce Pierce, unanimously approved.

VII. Roll Call

Members present included: Mr. Michael Milliner, Mr. John Green, and Ms. Alexa Backner. Also present
were Danielle Hancock and Elias Anderson, with the Office of the Property Assessor. Also present were
Cody Anderson and Jake Jameson with Ryan, LLC.

****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.

VIII. Appeals:

1:00 PM

Nashville West Shopping Center, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 050.00
6834 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Land value of \$7,453,700, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$7,453,700.

Nashville West Shopping Center, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 062.00
6820 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Land value of \$6,434,400, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$6,434,400.

Nashville West Shopping Center, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 092.00
0 Annex Ave, Nashville TN 37209

Motion to No Change the Total Land value of \$2,023,900, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$2,023,900.

Nashville West Shopping Center, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 103.00
6710 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$12,160,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$11,951,500 and Improvement value of \$208,500 .

Nashville West Shopping Center, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 104.00
6676 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Land value of \$3,107,600, by John Green, second by Michael Milliner, unanimously approved. Land value of \$3,107,600.

Major 7th Holdings,, LLC
Kailyn Kiefaber with Ryan, LLC, appeared
Parcel ID 102 00 0 056.00
6700 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$6,486,900, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,897,000 and Improvement value of \$4,589,900 .

Major 7th Holdings,, LLC
Kailyn Kiefaber with Ryan, LLC, appeared
Parcel ID 102 00 0 067.00
6700 C Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$1,034,800, by John Green, second by Michael Milliner, unanimously approved. Land value of \$991,000 and Improvement value of \$43,800 .

IVT Nashville West 1031, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 090.00
6622 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$20,700,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$17,521,600 and Improvement value reduced to \$3,178,400 .

IVT Nashville West 1031, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 093.00
6806 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$46,460,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$22,820,600 and Improvement value reduced to \$23,639,400 .

IVT Nashville West 1031, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 094.00
6716 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$34,648,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$16,593,800 and Improvement value reduced to \$18,054,200.

NWSC-A, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 095.00
6816 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$5,843,400, by John Green, second by Michael Milliner, unanimously approved. Land value of \$3,986,600 and Improvement value of \$1,856,800 .

NWSC-B, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 096.00
6800 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$12,731,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$7,112,500 and Improvement value of \$5,618,500 .

NWSC-Fire, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 106.00
6618 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$4,644,600, by John Green, second by Michael Milliner, unanimously approved. Land value of \$4,643,600 and Improvement value reduced to \$1,000 .

NWSC Overlook COM, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 110.00
6836 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$3,429,300, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,876,700 and Improvement value of \$552,600 .

NWSC Overlook COM, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 102 00 0 110.00 001
0 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$4,289,800, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,856,200 and Improvement value of \$1,433,600 .

IX. Adjournment

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

Meeting adjourned 2:55 PM.

ATTEST:

APPROVED:
