



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday April 21, 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. Carnell Scruggs, Mr. John Green, and Mr. Bruce Pierce. Also present were Herman Ruben, and Joel Phillips, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair, being present for this meeting, the independent MBOE elected Mr. Carnell Scruggs, Temporary Chair, for this meeting; Motion by John Green, second by Bruce Pierce, unanimously approved.

- III. Review and Approval of Minutes: Approval of the minutes from Wednesday April 15, 2026, and Thursday April 16, 2026, Motion by John Green, second by Bruce Pierce, unanimously approved.
- IV. Public Comment Period
- V. Appeals:

8:30 AM

Triple Five, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 070 15 0 044.00
555 Great Circle Rd, Nashville, TN 37228

Motion to No Change the Total value of \$10,454,600, by Bruce Pierce, second by John Green, unanimously approved. Land value of \$10,454,400 and Improvement value of \$200.

Nashville House, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 082 01 0 002.00
1 Vantage Way, Nashville, TN 37228

Motion to Change the Total value to \$20,800,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$15,119,700 and Improvement value reduced to \$5,680,300.

Martin R. Bubis
Jay Catignani with Property Tax Consultants
Parcel ID 082 12 0 306.00
940 Main St, Nashville, TN 37206

Motion to No Change the Total value of \$1,144,900, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,104,000 and Improvement value of \$40,900.

Worcester A. Bryan, IV & Elaine D. Bryan
Jay Catignani with Property Tax Consultants
Parcel ID 082 16 0 083.00
900 Woodland St, Nashville, TN 37206

Motion to No Change the Total value of \$1,634,900, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,620,500 and Improvement value of \$14,400.

Pete Shack
Jay Catignani with Property Tax Consultants
Parcel ID 091 14 0 257.00
233 Oceola Ave, Nashville, TN 37209

Motion to No Change the Total value of \$1,790,900, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,143,000 and Improvement value of \$647,900.

Lee A. Cohen
Jay Catignani with Property Tax Consultants
Parcel ID 091 15 0 247.00
4906 Charlotte Ave, Nashville, TN 37209

Motion to Change the Total value to \$1,230,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$900,000 and Improvement value reduced to \$330,000.

3500 Charlotte Pike Partners
Jay Catignani with Property Tax Consultants
Parcel ID 092 09 0 255.00
3500 Charlotte Ave, Nashville, TN 37209

Motion to Change the Total value to \$3,901,000, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$3,900,000 and Improvement value reduced to \$1,000.

West End Sandwich, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 092 15 0 154.00
2320 West End Ave, Nashville, TN 37203

Motion to Change the Total value to \$3,137,000, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$3,136,000 and Improvement value reduced to \$1,000.

Broadway Venture 2013, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 093 05 4 045.00
808 Broadway, Nashville, TN 37203

Motion to No Change the Total value of \$3,597,400, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$2,432,000 and Improvement value of \$1,165,400.

Pine Street Flats, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 093 13 0L 002.00
0 Pine St, Nashville, TN 37203

Motion to Change the Total value to \$23,000,000, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$22,990,000 and Improvement value reduced to \$10,000.

Pine Street Flats, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 093 13 0L 003.00
1055 Pine St, Nashville, TN 37203

Motion to No Change the Total value of \$72,896,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$13,320,000 and Improvement value of \$59,576,000.

The Saxony Apartments, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 162 00 0 059.00
700 Saxony Lake Dr, Antioch, TN 37013

Motion to Change the Total value to \$23,500,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$3,400,000 and Improvement value reduced to \$20,100,000.

Bell Hollow Limited Partnership
Jay Catignani with Property Tax Consultants
Parcel ID 163 00 0 207.00
5350 Cane Ridge Rd, Antioch, TN 37013

Motion to No Change the Total value of \$14,278,300, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$3,000,000 and Improvement value of \$11,278,300.

Bell Hollow Limited Partnership
Jay Catignani with Property Tax Consultants
Parcel ID 163 00 0 208.00
5353 Cane Ridge Rd, Antioch, TN 37013

Motion to Change the Total value to \$33,421,700, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$6,000,000 and Improvement value reduced to \$27,421,700.

Hickory Nashville, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 163 00 0 365.00
2900 Hamilton Church Rd #816, Antioch, TN 37013

Motion to Change the Total value to \$22,200,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$2,280,000 and Improvement value reduced to \$19,920,000.

VI. Appeals:

1:00 PM

No 1:00 PM session due to a lack of a quorum.

VII. Adjournment

Motion to adjourn by John Green, second by Bruce Pierce, unanimously approved.

Meeting adjourned 11:35 AM.

ATTEST:

APPROVED:
