



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday April 23, 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. John Green, Mr. Derrick Starks, and Ms. Alexa Backner. Also present were Danielle Hancock, and Andrea Wandell, with the Office of the Property Assessor.

****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 Derrick Starks, unanimously approved.

- III. Review and Approval of Minutes:
- IV. Public Comment Period
- V. Appeals:

8:30 AM

Sprintz Management Company
Jay Catignani with Property Tax Consultants
Parcel ID 091 14 0 164.00
5615 Lenox Ave, Nashville, TN 37209

Motion to No Change the Total Land value of \$348,500, by John Green, second by Derrick Starks, unanimously approved. Land value of \$348,500.

Sprintz Management Co.
Jay Catignani with Property Tax Consultants
Parcel ID 091 14 0 168.00
337 White Bridge Pike, Nashville, TN 37209

Motion to No Change the Total value of \$1,752,800, by John Green, second by Derrick Starks, unanimously approved. Land value of \$1,698,800 and Improvement value of \$54,000.

Sprintz Management Co.
Jay Catignani with Property Tax Consultants
Parcel ID 091 14 0 170.00
335 White Bridge Pike, Nashville, TN 37209

Motion to No Change the Total Land value of \$849,500, by John Green, second by Derrick Starks, unanimously approved. Land value of \$849,500.

Sprintz Management Co.
Jay Catignani with Property Tax Consultants
Parcel ID 091 14 0 172.00
331 White Bridge Pike, Nashville, TN 37209

Motion to No Change the Total value of \$1,624,600, by John Green, second by Derrick Starks, unanimously approved. Land value of \$1,568,200 and Improvement value of \$56,400.

Sprintz Management Company, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 103 02 0 021.00
325 White Bridge Pike, Nashville, TN 37209

Motion to No Change the Total value of \$9,032,000, by John Green, second by Derrick Starks, unanimously approved. Land value of \$4,501,400 and Improvement value of \$4,530,600.

Sprintz Management Co.
Jay Catignani with Property Tax Consultants
Parcel ID 103 02 0 023.00
321 White Bridge Pike, Nashville, TN 37209

Motion to No Change the Total Land value of \$2,777,000, by John Green, second by Derrick Starks, unanimously approved. Land value of \$2,777,000.

Nashville Urban Partners 2005, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 093 14 0 006.00
600 Overton St, Nashville, TN 37203

Motion to Change the Total value to \$3,593,000, by Derrick Starks, second by John Green, unanimously approved. Land value reduced to \$3,570,800 and Improvement value of \$22,200.

Nashville Urban Partners 2005, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 093 14 0 561.00
907 Gleaves St, Nashville, TN 37203

Motion to No Change the Total value of \$13,510,400, by John Green, second by Derrick Starks, unanimously approved. Land value of \$13,286,000 and Improvement value of \$224,400.

Hobbs & Sons, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 095 04 0 040.00
2501 A Lebanon Pike, Nashville, TN 37214

Motion to No Change the Total value of \$986,200, by John Green, second by Derrick Starks, unanimously approved. Land value of \$457,400 and Improvement value of \$528,800.

JSC Property Management, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 103 01 0 139.00
6305 Charlotte Pike, Nashville, TN 37209

Motion to Change the Total value to \$1,327,000, by Derrick Starks, second by John Green, unanimously approved. Land value reduced to \$1,302,700 and Improvement value of \$24,300.

265 White Bridge Road, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 103 02 0 119.00
265 White Bridge Pike 105, Nashville, TN 37209

Motion to No Change the Total value of \$2,576,900, by John Green, second by Derrick Starks, unanimously approved. Land value of \$980,100 and Improvement value of \$1,596,800.

265 White Bridge Road, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 103 02 0 121.00
265 White Bridge Pike #100, Nashville, TN 37209

Motion to No Change the Total value of \$3,582,400, by John Green, second by Derrick Starks, unanimously approved. Land value of \$2,286,900 and Improvement value of \$1,295,500.

Silver Corporation
Jay Catignani with Property Tax Consultants
Parcel ID 103 14 0 094.02
27 White Bridge Pike, Nashville, TN 37205

Motion to continue this parcel to a date to be determined, to allow for a Field Review, by John Green, second by Derrick Starks, unanimously approved.

LaGasse Properties, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 02 0 376.00
3001 West End Ave, Nashville, TN 37203

Motion to No Change the Total value of \$5,033,800, by John Green, second by Derrick Starks, unanimously approved. Land value of \$4,813,600 and Improvement value of \$220,200.

LaGasse Family Partners, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 03 0 027.00
2809 West End Ave, Nashville, TN 37203

Motion to No Change the Total value of \$4,396,300, by John Green, second by Derrick Starks, unanimously approved. Land value of \$4,072,800 and Improvement value of \$323,500.

West End Real Estate, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 06 0 072.00
3404 West End Ave, Nashville, TN 37203

Motion to No Change the Total value of \$7,561,000, by John Green, second by Derrick Starks, unanimously approved. Land value of \$7,560,000 and Improvement value of \$1,000.

This concluded the morning session at 11:20 AM. Motion to recess until the 1:00 PM session, by John Green, second by Derrick Starks, unanimously approved.

VI. Roll Call

Members present included: Mr. Carnell Scruggs, Ms. Alexa Backner, and Mr. Michael Milliner. Also present were Danielle Hancock, and Andrea Wandell, with the Office of the Property Assessor.

****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 Carnell Scruggs, second by Michael Milliner, unanimously approved.

VII. Appeals:

1:00 PM

Alley-Cassetty Companies, Inc.
Jay Catignani with Property Tax Consultants
Parcel ID 105 04 0 220.00
200 Lafayette St, Nashville, TN 37210

Motion to No Change the Total value of \$5,428,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$4,848,600 and Improvement value of \$579,400.

A B Family, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 105 06 0 170.00
1516 8th Ave S, Nashville, TN 37203

Motion to No Change the Total value of \$2,146,900, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$1,672,600 and Improvement value of \$474,300.

Terra Partners, GP
Jay Catignani with Property Tax Consultants
Parcel ID 105 06 0 341.00
1201 Fort Negley Blvd, Nashville, TN 37203

Motion to No Change the Total value of \$2,080,700, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$2,001,000 and Improvement value of \$79,700.

Bandywood Corners, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 117 14 0 134.00
2109 Abbott Martin Rd, Nashville, TN 37215

Motion to No Change the Total value of \$11,302,000, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$7,666,600 and Improvement value of \$3,635,400.

Bandywood, GP
Jay Catignani with Property Tax Consultants
Parcel ID 117 14 0 165.00
2205 Bandywood Dr, Nashville, TN 37215

Motion to Change the Total value to \$3,550,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$2,352,200 and Improvement value reduced to \$1,197,800.

Joe H. Bandy III Exempt Dynasty Trust
Jay Catignani with Property Tax Consultants
Parcel ID 117 15 0 034.00
3800 Hillsboro Pike, Nashville, TN 37215

Motion to No Change the Total value of \$3,930,000, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$3,929,000 and Improvement value of \$1,000.

2535 Franklin Road Partners
Jay Catignani with Property Tax Consultants
Parcel ID 118 02 0 074.00
2535 8th Ave S, Nashville, TN 37204

Motion to No Change the Total value of \$7,211,200, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$6,586,300 and Improvement value of \$624,900.

ATP Investments, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 118 02 0 161.00
800 Kirkwood Ave, Nashville, TN 37204

Motion to No Change the Total value of \$2,290,600, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$1,555,100 and Improvement value of \$735,500.

Lily A Wheeler 2001 Trust
Jay Catignani with Property Tax Consultants
Parcel ID 118 06 0 174.00
2711 8th Ave S, Nashville, TN 37204

Motion to No Change the Total value of \$16,024,000, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$15,855,800 and Improvement value of \$168,200.

Smyrna Commons, G.P.
Jay Catignani with Property Tax Consultants
Parcel ID 119 05 0 431.00
2403 Nolensville Pike, Nashville, TN 37211

Motion to No Change the Total value of \$2,484,400, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$1,285,300 and Improvement value of \$1,199,100.

Fan Properties
Jay Catignani with Property Tax Consultants
Parcel ID 130 01 0 041.00
5316 Harding Pike, Nashville, TN 37205

Motion to No Change the Total value of \$1,835,000, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$1,174,800 and Improvement value of \$660,200.

Fan Properties
Jay Catignani with Property Tax Consultants
Parcel ID 130 01 0 042.00
5402 Harding Pike, Nashville, TN 37205

Motion to No Change the Total value of \$1,744,700, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$1,003,600 and Improvement value of \$741,100.

Fan Properties
Jay Catignani with Property Tax Consultants
Parcel ID 130 01 0 043.00
5404 Harding Pike, Nashville, TN 37205

Motion to No Change the Total value of \$707,100, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$541,000 and Improvement value of \$166,100.

Fan Properties
Jay Catignani with Property Tax Consultants
Parcel ID 130 01 0 191.00
5406 Harding Pike, Nashville, TN 37205

Motion to No Change the Total value of \$1,475,400, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$961,800 and Improvement value of \$513,600.

Fan Properties
Jay Catignani with Property Tax Consultants
Parcel ID 130 01 0 194.00
5314 Harding Pike, Nashville, TN 37205

Motion to No Change the Total value of \$2,316,100, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$982,700 and Improvement value of \$1,333,400.

Phillips-Strinich Partners
Jay Catignani with Property Tax Consultants
Parcel ID 130 01 0 048.00
5207 Harding Pike, Nashville, TN 37205

Motion to No Change the Total value of \$4,187,200, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$1,630,900 and Improvement value of \$2,556,300.

VIII. Adjournment

Motion to adjourn by Carnell Scruggs, second by Michael Milliner, unanimously approved.

Meeting adjourned 3:45 PM.

ATTEST:

APPROVED:
