



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday April 14, 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

Prior to the meeting beginning, the following Independent MBOE Alternates were sworn in by the Honorable Lynne T. Ingram: Michael Milliner, Mia Parker, and Lori Caste. Also, prior to the meeting beginning, the following Independent MBOE Members were sworn in by the Honorable Lynne T. Ingram: Deb Dawson, John Green, Alexa Backner, Melba Jackson, and Carnell Scruggs.

II. Roll Call

Members present included: Ms. Lori Caste, Mr. Roger Farmer, and Ms. Deb Dawson. Also present were Herman Ruben, and Andrea Wandell, 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: Approval of the Minutes from April 8, 2026, and April 9, 2026, Motion by Lori Caste, second by Roger Farmer, unanimously approved.

IV. New Business: Chairperson Deb Dawson addressed the independent MBOE members/alternates present and requested that the Office of the Assessor of Property provide names to be used for the upcoming 2026 Tax year appeals. This list are names that were used this past tax year and who met the qualifications and served during the 2025 tax year.

V. Public Comment Period

VI. Appeals:

8:30 AM

ALDI (Indiana) L.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 075 04 0 172.00
4751 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total value of \$3,534,100, by Roger Farmer, second by Lori Caste, unanimously approved. Land value of \$2,153,600 and Improvement value of \$1,380,500.

GD Broadway Nashville, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 06 4 008.00
111 4th Ave S, Nashville TN 37201

Motion to Change the Total value to \$7,667,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$2,438,400 and Improvement value reduced to \$5,228,600.

Davis Blvd Owner, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 093 09 0 105.00
114 George L. Davis Blvd, Nashville TN 37203

Motion to No Change the Total value of \$13,077,100, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$11,305,000 and Improvement value of \$1,772,100.

Davis Blvd Owner, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 093 09 0 106.00
1221 Grundy St, Nashville TN 37203

Motion to Change the Total value to \$20,500,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value reduced to \$20,282,200 and Improvement value of \$217,800.

ALDI (Indiana) L.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 102 04 0 100.00
405 American Rd, Nashville TN 37209

Motion to No Change the Total value of \$3,980,100, by Roger Farmer, second by Lori Caste, unanimously approved. Land value of \$2,230,300 and Improvement value of \$1,749,800.

Green Hills Market
Neely Thompson with Ryan, LLC, appeared
Parcel ID 117 14 0 137.00
3909 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$14,960,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value reduced to \$14,860,000 and Improvement value reduced to \$100,000.

Bruce G. Davis, Tr. & Rechter-Davis Properties
Neely Thompson with Ryan, LLC, appeared
Parcel ID 128 00 0 164.00
110 Coley Davis Ct, Nashville TN 37221

Motion to Change the Total value to \$3,940,000, by Lori Caste, second by Roger Farmer,
unanimously approved. Land value reduced to \$3,840,000 and Improvement value reduced to \$100,000.

Bruce G. Davis, TR.
Neely Thompson with Ryan, LLC, appeared
Parcel ID 128 00 0 165.00
0 Coley Davis Ct, Nashville TN 37221

Motion to No Change the Total Land value of \$6,300, by Lori Caste, second by Roger Farmer,
unanimously approved. Land value of \$6,300.

Kent & Barbara Richland, Trustees
Cody Anderson with Ryan, LLC, appeared
Parcel ID 135 15 0A 002.00
2308 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$1,370,000, by Lori Caste, second by Roger Farmer,
unanimously approved. Land value of \$334,500 and Improvement value reduced to \$1,035,500.

Papa John's USA, Inc.
Kailyn Kiefaber with Ryan, LLC, appeared
Parcel ID 142 00 0 346.00
251 Old Hickory Blvd, Nashville TN 37221

Motion to Change the Total value to \$1,128,900, by Lori Caste, second by Roger Farmer,
unanimously approved. Land value of \$1,118,900 and Improvement value reduced to \$10,000.

CFT NV Development, LLC
Neely Thompson with Ryan, LLC, appeared
Parcel ID 163 00 0 241.00
5300 Hickory Hollow Ln, Antioch TN 37013

Motion to Change the Total value to \$4,870,000, by Lori Caste, second by Roger Farmer,
unanimously approved. Land value of \$1,454,900 and Improvement value reduced to \$3,415,100.

Hickory Hollow Partners, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 163 00 0 437.00
5315 Hickory Hollow Pkwy, Antioch TN 37013

Motion to Change the Total value to \$1,988,000, by Roger Farmer, second by Lori Caste,
unanimously approved. Land value of \$853,800 and Improvement value reduced to \$1,134,200.

SACKOR, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 164 00 0 315.00
3550 Murfreesboro Pike, Antioch TN 37013

Motion to Change the Total value to \$1,470,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land value of \$1,034,600 and Improvement value reduced to \$435,400.

Bruno J. Tassone Declaration of Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 181 00 0 253.00
6680 Nolensville Pike, Brentwood TN 37027

Motion to Change the Total value to \$1,471,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land value of \$575,000 and Improvement value reduced to \$896,000.

This concluded the morning session at 11:05 AM; Motion to recess until the 1:00 PM session by Lori Caste, second by Roger Farmer, unanimously approved.

VII. Roll Call

Members present included: Mr. Michael Milliner, Mr. John Green, and Ms. Alexa Backner. Also present were Herman Ruben and Andrea Wandell, 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

SROA 719 Rivergate TN, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 026 13 0 028.00
719 Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total value of \$8,593,900, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,101,900 and Improvement value of \$7,492,000.

SROA 719 Rivergate TN, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 026 13 0 070.00
713 Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total value of \$2,948,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$374,000 and Improvement value of \$2,574,200.

Whites Creek Pike Storage, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 059 00 0 154.00
2730 Whites Creek Pike, Nashville TN 37207

Motion to Change the Total value to \$7,200,000, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$2,972,500 and Improvement value reduced to \$4,227,500.

SH 7309, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 082 09 0 458.00
121 Madison St, Nashville TN 37208

Motion to Change the Total value to \$18,960,000, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$11,876,200 and Improvement value reduced to \$7,083,800.

PS Tennessee L.P.
Jake Jameson with Ryan, LLC, appeared
Parcel ID 091 13 0 315.00
6117 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$10,610,000, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$7,840,800 and Improvement value reduced to \$2,769,200.

Extra Space Properties 130, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 091 14 0 248.00
5845 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$19,504,200, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$12,512,600 and Improvement value of \$6,991,600.

PS Southeast One, Inc.
Jake Jameson with Ryan, LLC, appeared
Parcel ID 093 15 0 037.00
825 3rd Ave S, Nashville TN 37210

Motion to Change the Total value to \$15,590,000, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$5,959,000 and Improvement value reduced to \$9,631,000.

PS Tennessee L.P.
Jake Jameson with Ryan, LLC, appeared
Parcel ID 093 15 0 156.00
800 Rep John Lewis Way S, Nashville TN 37203

Motion to Change the Total value to \$33,920,000, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$15,028,200 and Improvement value reduced to \$18,891,800.

PS Tennessee L.P.
Jake Jameson with Ryan, LLC, appeared
Parcel ID 095 14 0 119.00
925 Acorn Dr, Nashville TN 37210

Motion to No Change the Total value of \$5,993,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,748,000 and Improvement value of \$3,245,200.

Eighth South, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 118 02 1K 001.00
2407 8th Ave S, # 101-106, Nashville TN 37204

Motion to Change the Total value to \$13,110,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,404,000 and Improvement value reduced to \$11,706,000.

PS Tennessee L.P.
Jake Jameson with Ryan, LLC, appeared
Parcel ID 134 00 0 248.00
424 Metroplex Dr, Nashville TN 37211

Motion to No Change the Total value of \$6,694,700, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,927,200 and Improvement value of \$3,767,500.

Westport Nashville Self Storage II, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 147 11 0 039.00
4611 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total value of \$9,075,100, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,222,900 and Improvement value of \$6,852,200.

IX. Adjournment

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

Meeting adjourned 4:10 PM.

ATTEST:

APPROVED:
