



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday April 29, 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. Deb Dawson, Dr. Truitt Ellis, and Mr. Bruce Pierce. Also present were Danielle Hancock, and Andrea Wandell, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

William H. Hawkins, Trustee
Jay Catignani with Property Tax Consultants
Parcel ID 044 00 0 007.00
741 Hickory Industrial Dr, Old Hickory, TN 37138

Motion to Change the Total value to \$8,200,000, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$1,429,700 and Improvement value reduced to \$6,770,300.

Charles W. Hawkins, III, TR.
Jay Catignani with Property Tax Consultants
Parcel ID 044 00 0 047.00
617 Old Hickory Blvd, Old Hickory, TN 37138

Motion to No Change the Total value of \$13,367,900, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$1,411,200 and Improvement value of \$11,956,700.

Charles W. Hawkins, III, TR.
Jay Catignani with Property Tax Consultants
Parcel ID 044 00 0 049.00
740 Hickory Industrial Dr, Old Hickory, TN 37138

Motion to No Change the Total value of \$10,966,600, by Bruce Pierce, second by Truitt Ellis, unanimously approved. Land value of \$1,145,300 and Improvement value of \$9,821,300.

Lori D. Halloran
Jay Catignani with Property Tax Consultants
Parcel ID 079 04 0A 002.00
0 Centennial Cir, Nashville, TN 37209

Motion to No Change the Total value of \$2,641,000, by Bruce Pierce, second by Truitt Ellis, unanimously approved. Land value of \$404,000 and Improvement value of \$2,237,000.

O.I.C. 101 Centennial Circle Business PK
Jay Catignani with Property Tax Consultants
Parcel ID 079 04 0A 900.00
0 Centennial Cir, Nashville, TN 37209

Motion to No Change the Total Land value of \$404,000, by Bruce Pierce, second by Truitt Ellis, unanimously approved. Land value of \$404,000.

229 DPN Trust
Jay Catignani with Property Tax Consultants
Parcel ID 096 05 0 133.00
229 Donelson Pike, Nashville, TN 37214

Motion to No Change the Total value of \$2,288,300, by Bruce Pierce, second by Truitt Ellis, unanimously approved. Land value of \$2,048,700 and Improvement value of \$239,600.

Karl E. Peters
Jay Catignani with Property Tax Consultants
Parcel ID 103 01 0 081.00
6011 Neighborly Ave, Nashville, TN 37209

Karl E. Peters
Jay Catignani with Property Tax Consultants
Parcel ID 103 01 0 082.00
6007 Neighborly Ave, Nashville, TN 37209

Karl E. Peters
Jay Catignani with Property Tax Consultants
Parcel ID 103 01 0 083.00
0 Neighborly Ave, Nashville, TN 37209

Motion to continue the three (3) above-referenced parcels until 04/30/2026 at 8:30 AM, Motion by Truitt Ellis, second by Bruce Pierce, unanimously approved.

CPC- 8 TO 5 L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 105 07 0 022.00
1269 4th Ave S, Nashville, TN 37210

Motion to No Change the Total value of \$3,162,600, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$2,874,900 and Improvement value of \$287,700.

Kenmar Properties, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 132 08 0A 002.00
3078 Sidco Dr, Nashville, TN 37204

Motion to Change the Total value to \$4,200,000, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$1,234,600 and Improvement value reduced to \$2,965,400.

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

VI. Roll Call

Members present included: Mr. Michael Milliner, Mr. John Green, 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 Michael Milliner, unanimously approved

VII. Appeals:

1:00 PM

Greensboro I
Jay Catignani with Property Tax Consultants
Parcel ID 093 15 0 060.00
805 President Ronald Reagan Way, Nashville, TN 37210

Motion to No Change the Total value of \$21,702,500, by John Green, second by Michael Milliner, unanimously approved. Land value of \$21,660,000 and Improvement value of \$42,500

Metropolitan Investors
Jay Catignani with Property Tax Consultants
Parcel ID 095 00 0 101.00
2500 Perimeter Place Dr, Nashville, TN 37214

Motion to No Change the Total value of \$5,680,300, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,917,900 and Improvement value of \$3,762,400

Tenn-Tex Properties
Jay Catignani with Property Tax Consultants
Parcel ID 095 14 0 111.00
1050 Acorn Dr, Nashville, TN 37210

Motion to No Change the Total value of \$2,550,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,196,000 and Improvement value of \$354,200

Phoenix Restorations, Inc.
Jay Catignani with Property Tax Consultants
Parcel ID 104 04 0 178.00
1104 16th Ave S, Nashville, TN 37212

Motion to Change the Total value to \$2,135,100, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,134,100 and Improvement value reduced to \$1,000

Elm Hill Businessplex, LLC ET AL
Jay Catignani with Property Tax Consultants
Parcel ID 106 01 0 165.00
849 Elm Hill Pike, Nashville, TN 37210

Motion to No Change the Total value of \$2,588,900, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,178,000 and Improvement value of \$410,900

Fessler's Lane Investors
Jay Catignani with Property Tax Consultants
Parcel ID 106 05 0 068.00
730 Fessler's Ln, Nashville, TN 37210

Motion to No Change the Total value of \$3,172,700, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,134,500 and Improvement value of \$1,038,200

Harding Business Park
Jay Catignani with Property Tax Consultants
Parcel ID 134 00 0 177.00
401 Harding Industrial Dr, Nashville, TN 37211

Motion to No Change the Total value of \$17,315,700, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,615,000 and Improvement value of \$14,700,700

FMC Nashville, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 150 00 0 264.00
2915 Murfreesboro Pike, Antioch, TN 37013

Motion to No Change the Total value of \$6,117,300, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,633,900 and Improvement value of \$4,483,400

Derby Fabricating, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 175 00 0 132.00
1571 Heil Quaker Blvd, LaVergne, TN 37086

Motion to No Change the Total value of \$7,111,400, by John Green, second by Michael Milliner, unanimously approved. Land value of \$5,874,000 and Improvement value of \$1,237,400

VIII. Adjournment

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

Meeting adjourned 2:55 PM.

ATTEST:

APPROVED:
