



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday April 27, 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, Ms. Michele Trueba, and Ms. Deb Dawson. Also present were Herman Ruben, Joel Phillips, Bill Chaffin, and Nathan Burton, with the Office of the Property Assessor. Also present were Cody Anderson, Caleb Marlowe, and Nick Ruiz with Ryan, LLC

- III. Review and Approval of Minutes: Approval of minutes from the meetings of Monday April 20, 2026, and Tuesday April 21, 2026, Motion by Lori Caste, second by Michele Trueba, unanimously approved.

- IV. Public Comment Period

- V. Appeals:

8:30 AM

HHRT of Tennessee LLC
Caleb Marlowe and Nick Ruiz with Ryan, LLC, appeared
Parcel ID 103 14 0 116.00
28 White Bridge Pike, Nashville TN 37205

This parcel was originally heard on February 23, 2026, and was continued to allow for a Field Review based on a discrepancy with the square footage. Motion to Change the Total value to \$15,440,000, by Lori Caste, second by Michele Trueba, unanimously approved. Land value of \$5,634,900 and Improvement value reduced to \$9,805,100.

Wayne Enterprises, G.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 08 0 149.00
513 Norton Ave, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

Germantown II, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 09 0 493.00
1306 3rd Ave N, Nashville TN 37208

Motion to No Change the Total value of \$991,900, by Lori Caste, second by Michele Trueba, unanimously approved. Land value of \$986,200 and Improvement value of \$5,700.

205 N 9th Street, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 12 1F 002.00
205 C N 9th St, Nashville TN 37206

Motion to Change the Total value to \$570,000, by Lori Caste, second by Michele Trueba, unanimously approved. Land value of \$144,900 and Improvement value reduced to \$425,100.

Chief Southeast, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 12 1F 003.00
205 B N 9th St, Nashville TN 37206

Motion to Change the Total value to \$570,000, by Lori Caste, second by Michele Trueba, unanimously approved. Land value of \$144,900 and Improvement value reduced to \$425,100.

205 N 9th Street, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 12 1F 004.00
205 A N 9th St, Nashville TN 37206

Motion to Change the Total value to \$640,000, by Michele Trueba, second by Lori Caste, unanimously approved. Land value of \$144,900 and Improvement value reduced to \$495,100.

BRE Throne Nashboro Village LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 135 00 0 249.00
2284 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$15,280,000, by Michele Trueba, second by Lori Caste, unanimously approved. Land value of \$3,939,200 and Improvement value reduced to \$11,340,800.

Dianne Elizabeth Lutzak Family Revocable Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 142 00 0 369.00
7035 Highway 70 S, Nashville TN 37221

Motion to No Change the Total value of \$3,860,100, by Lori Caste, second by Michele Trueba, unanimously approved. Land value of \$3,763,600 and Improvement value of \$96,500.

This concluded the 8:30 AM session. With the agreement of all the parties, the independent MBOE heard the 1PM scheduled appeals during the morning session.

VI. Roll Call

Members present included: Ms. Lori Caste, Ms. Michele Trueba, and Ms. Deb Dawson. Also present were Herman Ruben, Joel Phillips, Bill Chaffin, and Nathan Burton, with the Office of the Property Assessor. Also present were Cody Anderson, Caleb Marlowe, and Nick Ruiz with Ryan, LLC

VII. Appeals:

1:00 PM

Woodlawn Danish Properties, GP
Cody Anderson with Ryan, LLC, appeared
Parcel ID 104 10 OR 034.00
614 Chesterfield Way, Nashville TN 37212

Motion to No Change the Total value of \$700,900, by Michele Trueba, second by Lori Caste, unanimously approved. Land value of \$140,000 and Improvement value of \$560,900.

Michael D. Shmerling & Lisa A. Shmerling
Cody Anderson with Ryan, LLC, appeared
Parcel ID 116 02 0B 011.00
2049 Fransworth Dr, Nashville TN 37205

Motion to No Change the Total value of \$4,126,800, by Michele Trueba, second by Lori Caste, unanimously approved. Land value of \$750,000 and Improvement value of \$3,376,800.

MMB Family Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 130 08 0 118.00
2210 Harding Pl, Nashville TN 37215

Motion to No Change the Total value of \$7,524,800, by Michele Trueba, second by Lori Caste, unanimously approved. Land value of \$780,000 and Improvement value of \$6,744,800.

Page Road Partners, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 144 01 0 010.00
1358 Page Rd, Nashville TN 37205

Motion to Change the Total value to \$13,000,000, by Michele Trueba, second by Lori Caste,
unanimously approved. Land value of \$1,845,000 and Improvement value reduced to \$11,155,000.

Samuel M. Turner, Gregory M. Turner, & Gregory G. Turner
Cody Anderson with Ryan, LLC, appeared
Parcel ID 147 09 0 085.00
5016 Danby Dr, Nashville TN 37211

Motion to No Change the Total value of \$499,400, by Michele Trueba, second by Lori Caste,
unanimously approved. Land value of \$375,000 and Improvement value of \$124,400.

VIII. Adjournment

Motion to adjourn by Lori Caste, second by Michele Trueba, unanimously approved.

Meeting adjourned 9:10 AM.

ATTEST:

APPROVED:
