



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday April 28, 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, Mr. Scott Tyrone, Ms. Melba Jackson, and Mr. Bruce Pierce. Also present were Herman Ruben, and Elias Anderson, 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. Melba Jackson, Temporary Chair, for this meeting; Motion by Lori Caste, second by Bruce Pierce, unanimously approved.

- III. Review and Approval of Minutes: Approval of the minutes from Wednesday April 22, 2026, and Thursday April 23, 2026, Motion by Lori Caste, second by Bruce Pierce, unanimously approved.
- IV. Public Comment Period
- V. Appeals:

8:30 AM

Pine Street Flats, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 093 13 0L 001.00
400 11th Ave S, Nashville, TN 37203

Motion to Change the Total value to \$8,600,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$2,854,600 and Improvement value reduced to \$5,745,400.

Spiva/Hill Management and Investment, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 131 02 0 025.00
2117 Hillsboro Dr, Nashville, TN 37215

Motion to Change the Total value to \$2,701,600, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$2,700,600 and Improvement value reduced to \$1,000.

Spiva/Hill Management and Investment, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 131 02 0 036.00
4117 Hillsboro Pike, Nashville, TN 37215

Motion to Change the Total value to \$3,505,400, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value reduced to \$3,504,400 and Improvement value reduced to \$1,000.

The Hillsboro Corner Partnership
Jay Catignani with Property Tax Consultants
Parcel ID 131 02 0 034.00
4121 Hillsboro Pike, Nashville, TN 37215

Motion to Change the Total value to \$7,763,500, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$7,762,500 and Improvement value reduced to \$1,000.

Spiva/Hill Management and Investment, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 131 02 0 037.00
4109 Hillsboro Pike, Nashville, TN 37215

Motion to Change the Total value to \$3,407,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value increased to \$3,406,000 and Improvement value reduced to \$1,000

Bellevue Properties, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 142 00 0 268.00
7045 Highway 70 S, Nashville, TN 37221

Motion to Change the Total value to \$22,660,800, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$13,486,200 and Improvement value reduced to \$9,174,600

Bellevue Properties, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 142 00 0 271.00
7041 Highway 70 S, Nashville, TN 37221

Motion to Change the Total value to \$4,359,200, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$3,423,800 and Improvement value reduced to \$935,400

PW Williamson, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 148 00 0 176.00
1801 Antioch Pike, Antioch, TN 37013

Motion to No Change the Total value of \$5,418,800, by Bruce Pierce, second by Lori Caste, unanimously approved. Land value of \$1,509,600 and Improvement value of \$3,909,200

Primo Holdings
Jay Catignani with Property Tax Consultants
Parcel ID 148 00 0 295.00
931 Richards Rd, Antioch, TN 37013

Motion to No Change the Total value of \$5,588,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$470,400 and Improvement value of \$5,117,600

Brentwood Marketplace, GP
Jay Catignani with Property Tax Consultants
Parcel ID 161 00 0 044.00
493 Old Hickory Blvd, Brentwood, TN 37027

Motion to Change the Total value to \$4,050,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$1,558,400 and Improvement value reduced to \$2,491,600

Adel Ali Hauter
Jay Catignani with Property Tax Consultants
Parcel ID 161 13 0A 002.00
5515 Edmondson Pike 114-121, Nashville, TN 37211

Motion to Change the Total value to \$4,488,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$1,525,800 and Improvement value reduced to \$2,962,200

Resha Family Trust
Jay Catignani with Property Tax Consultants
Parcel ID 161 13 0A 003.00
5513 Edmondson Pike #108, Nashville, TN 37211

Motion to Change the Total value to \$2,118,000, by Scott Tyrone, second by Lori Caste, unanimously approved. Land value of \$741,100 and Improvement value reduced to \$1,376,900

Vishnu Avatar, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 162 00 0 290.00
1307 Bell Rd, Antioch, TN 37013

Motion to Change the Total value to \$5,248,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$2,866,200 and Improvement value reduced to \$2,381,800

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

VI. Roll Call

Members present included: Ms. Whitney Ellis, Mr. John Green, and Ms. Alexa Backner. Also present were Herman Ruben, and Elias Anderson, 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 Whitney Ellis, unanimously approved

VII. Appeals:

1:00 PM

1402 Buchanan St, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 081 11 OK 103.00
1402 Buchanan St #103, Nashville, TN 37208

Motion to Change the Total value to \$900,000, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$120,000 and Improvement value reduced to \$780,000

Bongo Productions, L.L.C.
Jay Catignani with Property Tax Consultants
Parcel ID 083 09 0 179.00
101 S 11th St, Nashville, TN 37206

Motion to Change the Total value to \$701,500, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$701,500 and Improvement value reduced to \$0.

Bongo Productions, L.L.C.
Jay Catignani with Property Tax Consultants
Parcel ID 083 09 0 180.00
103 S 11th St, Nashville, TN 37206

Motion to Change the Total value to \$640,500, by John Green, second by Whitney Ellis, unanimously approved. Land value reduced to \$639,500 and Improvement value reduced to \$1,000.

Bongo Productions, L.L.C.
Jay Catignani with Property Tax Consultants
Parcel ID 083 09 0 182.00
107 S 11th St, Nashville, TN 37206

Motion to No Change the Total value of \$807,300, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$701,500 and Improvement value of \$105,800.

Bongo Productions, L.L.C.
Jay Catignani with Property Tax Consultants
Parcel ID 083 09 0 183.00
109 S 11th St, Nashville, TN 37206

Motion to No Change the Total Land value of \$1,466,400, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$1,466,400.

Charlotte Land, Inc.
Jay Catignani with Property Tax Consultants
Parcel ID 091 13 0 328.00
6011 Charlotte Pike, Nashville, TN 37209

Motion to No Change the Total value of \$1,042,500, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$1,012,800 and Improvement value of \$29,700.

Charlotte Land, Inc.
Jay Catignani with Property Tax Consultants
Parcel ID 091 13 0 329.00
6009 Charlotte Pike, Nashville, TN 37209

Motion to Change the Total value to \$1,107,500, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$1,045,400 and Improvement value reduced to \$62,100.

Charlotte Land, Inc.
Jay Catignani with Property Tax Consultants
Parcel ID 091 13 0 340.00
0 Lenox Ave, Nashville, TN 37209

Motion to No Change the Total Land value of \$575,000, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$575,000.

St. Mary's Bookstore & Church Supply, Inc.
Jay Catignani with Property Tax Consultants
Parcel ID 092 16 0 112.00
1911 West End Ave, Nashville, TN 37203

Motion to No Change the Total value of \$2,583,100, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$2,550,000 and Improvement value of \$33,100.

St. Mary's Bookstore & Church Supply, Inc.
Jay Catignani with Property Tax Consultants
Parcel ID 092 16 0 113.00
1909 West End Ave, Nashville, TN 37203

Motion to No Change the Total value of \$2,607,500, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$2,550,000 and Improvement value of \$57,500.

Parga, GP
Jay Catignani with Property Tax Consultants
Parcel ID 093 09 0A 117.00
1508 Demonbreun St, Nashville, TN 37203

Motion to No Change the Total value of \$629,500, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$101,000 and Improvement value of \$528,500.

Parga, GP
Jay Catignani with Property Tax Consultants
Parcel ID 093 09 0A 118.00
1506 Demonbreun St, Nashville, TN 37203

Motion to No Change the Total value of \$1,044,700, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$101,000 and Improvement value of \$943,700.

Velocity Retail Partners, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 093 13 0B 001.00
302 11th Ave S, Nashville, TN 37203

Motion to No Change the Total value of \$20,012,500, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$2,116,000 and Improvement value of \$17,896,500.

Nolensville Pike, GP
Jay Catignani with Property Tax Consultants
Parcel ID 105 16 0 254.00
337 Vivelle Ave, Nashville, TN 37210

Motion to No Change the Total value of \$497,100, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$453,000 and Improvement value of \$44,100.

Nolensville Pike, GP
Jay Catignani with Property Tax Consultants
Parcel ID 105 16 0 255.00
2190 Nolensville Pike, Nashville, TN 37211

Motion to Change the Total value to \$4,517,900, by John Green, second by Whitney Ellis, unanimously approved. Land value of \$2,711,600 and Improvement value reduced to \$1,806,300.

VIII. Adjournment

Motion to adjourn by John Green, second by Whitney Ellis, unanimously approved.

Meeting adjourned 2:05 PM.

ATTEST:

APPROVED:
