



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday May 4, 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. Alexa Backner, and Ms. Deb Dawson. Also present were Herman Ruben, 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

Blue Investment GP
Jay Catignani with Property Tax Consultants
Parcel ID 072 05 0 171.00
2004 Pittway Dr, Nashville, TN 37207

Motion to Change the Total value to \$1,770,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value of \$832,100 and Improvement value reduced to \$937,100.

D & C Holdings, Inc.
Jay Catignani with Property Tax Consultants
Parcel ID 075 10 0 215.00
4204 Hermitage Rd, Old Hickory, TN 37138

Motion to No Change the Total value of \$1,976,400, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$326,200 and Improvement value of \$1,650,200.

7336 Investors
Jay Catignani with Property Tax Consultants
Parcel ID 079 00 0 074.00
7336 Cockrill Bend Blvd, Nashville, TN 37209

Motion to Change the Total value to \$2,630,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value of \$885,400 and Improvement value reduced to \$1,744,600.

K2, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 079 00 0 086.00
6136 Cockrill Bend Cir, Nashville, TN 37209

Motion to No Change the Total value of \$2,922,600, by Lori Caste, second by Alexa Backner, unanimously approved. Land value of \$482,600 and Improvement value of \$2,440,000.

Sprintz Real Estate Co., LLC
Jay Catignani with Property Tax Consultants
Parcel ID 079 00 0 091.00
6205 Cockrill Bend Cir, Nashville, TN 37209

Motion to No Change the Total value of \$10,180,100, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$1,945,600 and Improvement value of \$8,234,500.

1608 County Hospital Road Partnership
Jay Catignani with Property Tax Consultants
Parcel ID 080 04 0 008.00
1608 County Hospital Rd, Nashville, TN 37218

Motion to Change the Total value to \$3,560,000, by Lori Caste, second by Deb Dawson, Alexa Backner, Abstained. Land value of \$1,716,300 and Improvement value reduced to \$1,843,700.

Charlotte Realty Company
Jay Catignani with Property Tax Consultants
Parcel ID 092 10 0 058.00
3100 Charlotte Ave, Nashville, TN 37209

Motion to Change the Total value to \$9,409,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value reduced to \$9,361,900 and Improvement value of \$47,100.

SSV Partners, GP
Jay Catignani with Property Tax Consultants
Parcel ID 092 10 0 335.00
603 26th Ave N, Nashville, TN 37209

Motion to Change the Total Land value to \$599,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value reduced to \$599,000.

SSV Partners, GP
Jay Catignani with Property Tax Consultants
Parcel ID 092 10 0 336.00
601 26th Ave N, Nashville, TN 37209

Motion to Change the Total Land value to \$626,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value reduced to \$626,000.

SSV Partners, GP
Jay Catignani with Property Tax Consultants
Parcel ID 092 10 0 337.00
525 26th Ave N, Nashville, TN 37209

Motion to Change the Total value to \$1,361,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value reduced to \$1,330,200 and Improvement value of \$30,800.

MST Realty, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 093 08 0 076.00
610 Davidson St, Nashville, TN 37213

Motion to No Change the Total value of \$4,584,900, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$4,501,900 and Improvement value of \$83,000.

Fifth Generation Partners
Jay Catignani with Property Tax Consultants
Parcel ID 093 08 0 088.00
1021 S 6th St, Nashville, TN 37213

Motion to No Change the Total value of \$1,700,600, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$1,670,500 and Improvement value of \$30,100.

RWJ Partners
Jay Catignani with Property Tax Consultants
Parcel ID 093 11 0 123.00
635 3rd Ave S, Nashville, TN 37210

Motion to Change the Total value to \$2,470,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value reduced to \$2,469,000 and Improvement value reduced to \$1,000.

Thomas E. Rogers, Jr. Revocable Trust
Jay Catignani with Property Tax Consultants
Parcel ID 093 15 0 223.00
944 4th Ave S, Nashville, TN 37210

Motion to No Change the Total value of \$1,087,100, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$918,000 and Improvement value of \$169,100.

Thomas E. Rogers, Jr. Revocable Trust
Jay Catignani with Property Tax Consultants
Parcel ID 093 15 0 233.00
1016 4th Ave S, Nashville, TN 37210

Motion to Change the Total value to \$990,000, by Lori Caste, second by Deb Dawson, Alexa Backner, Abstained. Land value of \$810,000 and Improvement value reduced to \$180,000.

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

Motion to No Change the Total value of \$604,600, by Lori Caste, second by Alexa Backner, unanimously approved. Land value of \$577,600 and Improvement value of \$27,000.

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

Motion to No Change the Total value of \$877,100, by Lori Caste, second by Alexa Backner, unanimously approved. Land value of \$600,300 and Improvement value of \$276,800.

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

Motion to No Change the Total Land value of \$294,500, by Lori Caste, second by Alexa Backner, unanimously approved. Land value of \$294,500.

This concluded the morning session at 10:45 AM. Motion to recess until the 1:00 PM session, Motion by Lori Caste, second by Alexa Backner, unanimously approved.

VI. Roll Call

Members present included: Ms. Melba Jackson, Mr. Bruce Pierce, and Dr. Truitt Ellis. Also present were Herman Ruben, 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. Melba Jackson, Temporary Chair, for this meeting; Motion by Truitt Ellis, second by Bruce Pierce, unanimously approved

VII. Appeals:

1:00 PM

Charles W. Hawkins, III, TR.
Jay Catignani with Property Tax Consultants
Parcel ID 060 00 0 088.00
500 Brick Church Park Dr, Nashville, TN 37207

Motion to Change the Total value to \$11,450,000, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$502,100 and Improvement value reduced to \$10,947,900

Thomas E. Rogers, Jr., Revocable Trust
Jay Catignani with Property Tax Consultants
Parcel ID 093 15 0 241.00
1023 3rd Ave S, Nashville, TN 37210

Motion to Change the Total value to \$790,000, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$472,500 and Improvement value reduced to \$317,500

Thomas E. Rogers, Jr., Revocable Trust
Jay Catignani with Property Tax Consultants
Parcel ID 093 15 0 387.00
1015 3rd Ave S, Nashville, TN 37210

Motion to Change the Total value to \$1,270,000, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$972,000 and Improvement value reduced to \$298,000

Thomas E. Rogers, Jr., Revocable Trust
Jay Catignani with Property Tax Consultants
Parcel ID 093 15 0 388.00
1013 3rd Ave S, Nashville, TN 37210

Motion to No Change the Total value of \$1,218,800, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$972,000 and Improvement value of \$246,800

TSR Holdings, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 094 00 0 141.00
190 Spence Ln, Nashville, TN 37210

Motion to Change the Total value to \$4,470,000, by Bruce Pierce, second by Truitt Ellis, unanimously approved. Land value of \$3,800,000 and Improvement value reduced to \$670,000

Willow Street Partners
Jay Catignani with Property Tax Consultants
Parcel ID 094 09 0 027.00
63 Willow St, Nashville, TN 37210

Motion to No Change the Total value of \$675,500, by Bruce Pierce, second by Truitt Ellis, unanimously approved. Land value of \$384,800 and Improvement value of \$290,700

Willow Street Partners
Jay Catignani with Property Tax Consultants
Parcel ID 094 09 0 028.00
65 Willow St, Nashville, TN 37210

Motion to No Change the Total value of \$1,463,000, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$764,500 and Improvement value of \$698,500

BR Properties
Jay Catignani with Property Tax Consultants
Parcel ID 094 09 0 075.00
200 Fesslers Ln, Nashville, TN 37210

Motion to No Change the Total value of \$3,100,300, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$1,150,000 and Improvement value of \$1,950,300

James Bryan Lewis
Jay Catignani with Property Tax Consultants
Parcel ID 094 13 0 029.00
165 Little Green St, Nashville, TN 37210

Motion to Change the Total value to \$510,000, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$266,600 and Improvement value reduced to \$243,400

Charles W. Hawkins, III, Trustee
Jay Catignani with Property Tax Consultants
Parcel ID 095 13 0 020.00
712 Massman Dr, Nashville, TN 37210

Motion to Change the Total value to \$8,030,000, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$4,296,000 and Improvement value reduced to \$3,734,000

Village Green II General Partnership
Jay Catignani with Property Tax Consultants
Parcel ID 095 13 0 031.00
505 Mapleleaf Dr, Nashville, TN 37210

Motion to No Change the Total value of \$11,263,900, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$7,164,000 and Improvement value of \$4,099,900

723 Massman Partners GP
Jay Catignani with Property Tax Consultants
Parcel ID 095 13 0 034.00
723 Massman Dr, Nashville, TN 37210

Motion to Change the Total value to \$2,970,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$2,109,600 and Improvement value reduced to \$860,400

VIII. Adjournment

Motion to adjourn by Bruce Pierce, second by Truitt Ellis, unanimously approved.

Meeting adjourned 3:05 PM.

ATTEST:

APPROVED:
