



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday May 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
- II. Roll Call

Members present included: Mr. Bruce Pierce, Ms. Melba Jackson, and Ms. Michele Trueba. 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. Melba Jackson, Temporary Chair, for this meeting, Motion by Bruce Pierce, second by Michele Trueba, unanimously approved.

- III. Review and Approval of Minutes:
- IV. Public Comment Period
- V. Appeals:

8:30 AM

Florence R. Lindseth, ET AL
Jay Catignani with Property Tax Consultants
Parcel ID 092 12 0 364.00
1515 Church St, Nashville, TN 37203

Motion to Change the Total value to \$1,330,000, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value reduced to \$1,329,000 and Improvement value reduced to \$1,000.

Elliston GP
Jay Catignani with Property Tax Consultants
Parcel ID 092 15 0 171.00
2219 Elliston Pl, Nashville, TN 37203

Motion to Change the Total value to \$2,500,000, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value of \$2,439,500 and Improvement value reduced to \$60,500.

The Silver Corporation
Jay Catignani with Property Tax Consultants
Parcel ID 092 16 0 134.00
110 Lyle Ave, Nashville, TN 37203

Motion to Change the Total value to \$2,510,000, by Michele Trueba, second by Bruce Pierce, unanimously approved. Land value reduced to \$2,493,500 and Improvement value of \$16,500.

Lewis & Smith Enterprises LLC
Jay Catignani with Property Tax Consultants
Parcel ID 092 16 0 293.00
911 20th Ave S, Nashville, TN 37212

Motion to continue this parcel to allow for a Field Review to determine the correct square footage of the property, by Michele Trueba, second by Melba Jackson, unanimously approved.

Barista 610 LLC
Jay Catignani with Property Tax Consultants
Parcel ID 093 13 0 125.00
610 Magazine St, Nashville, TN 37203

Motion to Change the Total value to \$4,952,000, by Michele Trueba, second by Bruce Pierce, unanimously approved. Land value reduced to \$4,915,900 and Improvement value of \$36,100.

Smyrna Commons, G.P.
Jay Catignani with Property Tax Consultants
Parcel ID 093 14 0 555.00
600 9th Ave S, Nashville, TN 37203

Motion to Change the Total value to \$9,830,000, by Michele Trueba, second by Bruce Pierce, unanimously approved. Land value of \$9,000,000 and Improvement value reduced to \$830,000.

Worldwide Fabrics, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 103 01 0 131.00
6400 Charlotte Pike, Nashville, TN 37209

Motion to Change the Total value to \$2,670,000, by Michele Trueba, second by Bruce Pierce, unanimously approved. Land value of \$1,894,900 and Improvement value reduced to \$775,100.

Randolph M. LaGasse ET UX
Jay Catignani with Property Tax Consultants
Parcel ID 103 15 0 046.00
4415 Post Pl, Nashville, TN 37205

Motion to Change the Total value to \$4,270,000, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value reduced to \$4,044,800 and Improvement value of \$225,200.

Janice M. LaGasse
Jay Catignani with Property Tax Consultants
Parcel ID 104 02 0 344.00
106 29th Ave N, Nashville, TN 37203

Motion to Change the Total value to \$2,560,000, by Michele Trueba, second by Bruce Pierce, unanimously approved. Land value of \$2,520,000 and Improvement value reduced to \$40,000.

WPP West End, LLC & We Partners, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 02 0 360.00
3015 West End Ave, Nashville, TN 37203

Motion to No Change the Total value of \$11,949,600, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value reduced to \$11,840,700 and Improvement value of \$108,900.

Vanderbilt University
Jay Catignani with Property Tax Consultants
Parcel ID 104 03 0 066.00
2609 West End Ave 101, Nashville, TN 37203

Motion to Change the Total value to \$27,543,000, by Michele Trueba, second by Bruce Pierce, unanimously approved. Land value reduced to \$27,452,000 and Improvement value reduced to \$1,000.

GP Office, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 06 0 189.00
3201 West End Ave, Nashville, TN 37203

Motion to Change the Total value to \$2,690,000, by Michele Trueba, second by Bruce Pierce, unanimously approved. Land value reduced to \$2,599,600 and Improvement value of \$90,400.

Hillsboro Food Festival, L.P.
Jay Catignani with Property Tax Consultants
Parcel ID 104 08 0 126.00
1602 21st Ave S, Nashville, TN 37212

Motion to Change the Total value to \$5,050,000, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value of \$4,125,000 and Improvement value reduced to \$925,000.

This concluded the morning session at 12:10 PM. Motion to recess until the 1:00 PM session, Motion by Michele Trueba, second by Bruce Pierce, unanimously approved.

VI. Roll Call

Members present included: Ms. Alexa Backner, Mr. Michael Milliner, and Mr. John Green. 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

****NOTE**** This parcel was originally scheduled for the 8:30 AM session, but the independent MBOE ran out of time, and this was the first parcel heard at 1:00 PM

LaGasse Properties, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 08 0 160.00
1800 21st Ave S, Nashville, TN 37212

Motion to No Change the Total value of \$5,317,400, by John Green, second by Michael Milliner, unanimously approved. Land value of \$3,158,000 and Improvement value of \$2,159,400.

Gulch Retail, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 093 13 0C 801.00
602 12th Ave S, Nashville, TN 37203

Motion to No Change the Total value of \$10,663,900, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,944,000 and Improvement value of \$7,719,900.

2503 Properties, LLC C/O John C. Hobbs
Jay Catignani with Property Tax Consultants
Parcel ID 095 04 0 041.00
2503 Lebanon Pike, Nashville, TN 37214

Motion to Change the Total value to \$3,489,700, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,875,000 and Improvement value reduced to \$614,700.

West End Avenue, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 02 0 345.00
2818 West End Ave, Nashville, TN 37203

Motion to Change the Total value to \$4,208,000, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$4,207,000 and Improvement value reduced to \$1,000.

West End Avenue, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 02 0 346.00
2814 West End Ave, Nashville, TN 37203

Motion to Change the Total value to \$3,476,000, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$3,475,000 and Improvement value reduced to \$1,000.

Davishire Capital Management LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 12 0 098.00
2100 21st Ave S, Nashville, TN 37212

Motion to Change the Total value to \$2,930,000, by Michael Milliner, second by John Green, unanimously approved. Land value of \$2,417,600 and Improvement value reduced to \$512,400.

Bongo Productions, LLC
Jay Catignani with Property Tax Consultants
Parcel ID 104 12 0 282.00
2007 Belmont Blvd, Nashville, TN 37212

Motion to Change the Total value to \$2,120,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,620,000 and Improvement value reduced to \$500,000.

Lewis Investment Company, Inc.
Jay Catignani with Property Tax Consultants
Parcel ID 105 07 0 355.00
1401 4th Ave S, Nashville, TN 37210

Motion to No Change the Total value of \$1,111,100, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,054,100 and Improvement value of \$57,000.

Spiva/Hill Management and Investment LLC
Jay Catignani with Property Tax Consultants
Parcel ID 105 14 0 087.00
2222 8th Ave S, Nashville, TN 37204

Motion to Change the Total value to \$2,170,000, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$2,169,000 and Improvement value reduced to \$1,000.

Franklin Road Partners
Jay Catignani with Property Tax Consultants
Parcel ID 105 14 0 279.00
2330 8th Ave S, Nashville, TN 37204

Motion to Change the Total value to \$3,960,000, by Michael Milliner, second by John Green, unanimously approved. Land value reduced to \$3,959,000 and Improvement value reduced to \$1,000.

2502 Franklin Pike Partners
Jay Catignani with Property Tax Consultants
Parcel ID 118 02 0 187.00
2502 8th Ave S, Nashville, TN 37204

Motion to Change the Total value to \$2,280,000, by Michael Milliner, second by John Green,
unanimously approved. Land value reduced to \$2,279,000 and Improvement value reduced to \$1,000.

TC Properties
Jay Catignani with Property Tax Consultants
Parcel ID 147 12 0 077.00
4726 A Nolensville Pike, Nashville, TN 37211

Motion to No Change the Total value of \$508,400, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$195,100 and Improvement value of \$313,300.

TC Properties
Jay Catignani with Property Tax Consultants
Parcel ID 147 12 0 078.00
4722 A Nolensville Pike, Nashville, TN 37211

Motion to No Change the Total value of \$666,600, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$250,000 and Improvement value of \$416,600.

VIII. Adjournment

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

Meeting adjourned 3:35 PM.

ATTEST:

APPROVED:
