



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday June 2, 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. Whitney Ellis, Mr. Bruce Pierce, and Mr. John Green. 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 Mr. John Green, Temporary Chair, for this meeting, Motion by Bruce Pierce, second by Whitney Ellis, unanimously approved.

- III. Review and Approval of Minutes: Approval of the minutes from Wednesday May 20, 2026, and Thursday May 21, 2026, Motion by Bruce Pierce, second by Whitney Ellis, unanimously approved.
- IV. Public Comment Period
- V. Appeals:

8:30 AM

A B Family, LP
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 064 00 0 104.00
4321 Old Hickory Blvd, Old Hickory TN 37138

Motion to No Change the Total Land value of \$925,100, by Bruce Pierce, second by Whitney Ellis, unanimously approved. Land value of \$925,100.

Paul L. Budslick, Jr., & Karl E. Peters
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 072 06 0 241.00
3200 Gallatin Pike N, Nashville TN 37216

Motion to Change the Total value to \$2,500,000, by Bruce Pierce, second by Whitney Ellis,
unanimously approved. Land value reduced to \$2,249,900 and Improvement value of \$250,100.

Lyle III, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 092 16 0 130.00
118 Lyle Ave, Nashville TN 37203

Motion to No Change the Total value of \$1,545,500, by Whitney Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$1,533,400 and Improvement value of \$12,100.

Lyle III, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 092 16 0 131.00
114 Lyle Ave, Nashville TN 37203

Motion to No Change the Total value of \$2,169,300, by Whitney Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$2,152,300 and Improvement value of \$17,000.

Lyle III, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 092 16 0 132.00
112 Lyle Ave, Nashville TN 37203

Motion to No Change the Total value of \$1,683,400, by Whitney Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$1,672,600 and Improvement value of \$10,800.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 093 09 0B 005.00
0 Gleaves St, Nashville TN 37203

Motion to No Change the Total Land value of \$9,605,200, by Whitney Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$9,605,200.

CP Investors
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 148 00 0 075.00
1526 Antioch Pike, Antioch TN 37013

Motion to No Change the Total Land value of \$777,500, by Whitney Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$777,500.

Charles W. Hawkins, III, TR.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 175 00 0 196.00
0 Murfreesboro Pike, Antioch TN 37013

Motion to No Change the Total Land value of \$5,101,600, by Whitney Ellis, second by Bruce Pierce, unanimously approved. Land value of \$5,101,600.

Steel Summit Holdings, Inc.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 183 00 0 162.00
1534 J P Hennessy Dr, LaVergne TN 37086

Motion to No Change the Total value of \$2,424,400, by Whitney Ellis, second by Bruce Pierce, unanimously approved. Land value of \$2,400,000 and Improvement value of \$24,400.

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

VI. Roll Call

Members present included: Ms. Whitney Ellis, Mr. Bruce Pierce, and Mr. John Green. 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 Mr. John Green, Temporary Chair, for this meeting, Motion by Bruce Pierce, second by Whitney Ellis, unanimously approved.

VII. Appeals:

1:00 PM

Ermac Drive Development, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 095 15 0 020.00
628-A Ermac Dr, Nashville TN 37214

Motion to Change the Total Land value to \$575,000, by Bruce Pierce, second by Whitney Ellis, unanimously approved. Land value reduced to \$575,000.

Ermac Drive Development, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 095 15 0 021.00
634 Ermac Dr, Nashville TN 37214

Motion to Change the Total Land value to \$355,000, by Bruce Pierce, second by Whitney Ellis, unanimously approved. Land value reduced to \$355,000.

Ermac Drive Development, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 095 15 0 022.00
640 Ermac Dr, Nashville TN 37214

Motion to Change the Total Land value to \$470,000, by Bruce Pierce, second by Whitney Ellis,
unanimously approved. Land value reduced to \$470,000.

Ermac Drive Development, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 107 03 0 023.00
706 Ermac Dr, Nashville TN 37214

Motion to Change the Total Land value to \$345,000, by Bruce Pierce, second by Whitney Ellis,
unanimously approved. Land value reduced to \$345,000.

Alley-Cassetty Coal Co.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 106 05 0 046.00
0 Parris Ave, Nashville TN 37210

Motion to No Change the Total Land value of \$487,900, by Whitney Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$487,900.

Alley-Cassetty Coal Co.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 106 05 0 047.00
84 Parris Ave, Nashville TN 37210

Motion to No Change the Total Land value of \$350,000, by Whitney Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$350,000.

Alley-Cassetty Coal Co.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 106 05 0 048.00
82 Parris Ave, Nashville TN 37210

Motion to No Change the Total Land value of \$455,000, by Whitney Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$455,000.

Alley-Cassetty Coal Co.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 106 05 0 049.00
80 Parris Ave, Nashville TN 37210

Motion to No Change the Total Land value of \$840,000, by Whitney Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$840,000.

Alley-Cassetty Coal Co.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 106 05 0 051.00
76 Parris Ave, Nashville TN 37210

Motion to No Change the Total Land value of \$420,000, by Whitney Ellis, second by Bruce Pierce, unanimously approved. Land value of \$420,000.

Alley-Cassetty Coal Co.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 106 05 0 052.00
74 Parris Ave, Nashville TN 37210

Motion to No Change the Total Land value of \$418,200, by Whitney Ellis, second by Bruce Pierce, unanimously approved. Land value of \$418,200.

VIII. Adjournment

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

Meeting adjourned 10:05 AM.

ATTEST:

APPROVED:
