



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday June 10, 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. Michele Trueba, and Ms. Melba Jackson. Also present were Danielle Hancock and Andrea Wandell, with the Office of the Property Assessor. Richard Hunt, Drew Raines, and Caren Nichol with Evans and Petree, P.C. were also present.

****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

Kane, LLC
Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 030 00 0 210.00
5516 Clarksville Pike, Joelton TN 37080

Motion to Change the Total value to \$1,076,200, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value of \$339,100 and Improvement value reduced to \$737,100.

Health & Educational Fac Board
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 105 09 0 118.00
1500 12th Ave S, Nashville TN 37203

Motion to continue this parcel until June 24, 2026, by Bruce Pierce, second by Michele Trueba, unanimously approved.

2125 8th Avenue, LLC
Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 14 0 070.00
2125 8th Ave S, Nashville TN 37204

Motion to Change the Total value to \$3,635,000, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value of \$1,372,200 and Improvement value reduced to \$2,262,800.

Lion Willow Apartments, LLC
Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 106 00 0 125.00
308 Plus Park Blvd, Nashville TN 37217

Motion to Change the Total value to \$32,960,000, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value of \$6,100,000 and Improvement value reduced to \$26,860,000.

ALTO Partners, LLC
Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 106 01 0 153.00
451 Murfreesboro Pike, Nashville TN 37210

Motion to Change the Total value to \$23,170,000, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value of \$3,473,900 and Improvement value reduced to \$19,696,100.

TARA Harpeth LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 114 00 0 361.00
615 Old Hickory Blvd, Nashville TN 37209

Motion to No Change the Total value of \$91,182,400, by Michele Trueba, second by Bruce Pierce, unanimously approved. Land value of \$8,050,000 and Improvement value of \$83,132,400.

Barkley & Barkley Realty Company
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 12 0 034.00
3401 Granny White Pike, Nashville TN 37204

Motion to Change the Total value to \$12,820,000, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value of \$3,040,000 and Improvement value reduced to \$9,780,000.

2215 Abbott Martin Road LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 088.00
2215-B Abbott Martin Rd, Nashville TN 37215

Motion to No Change the Total Land value of \$270,000, by Michele Trueba, second by Bruce Pierce, unanimously approved. Land value of \$270,000.

2215 Abbott Martin Road LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 089.00
2215 Abbott Martin Rd, Nashville TN 37215

Motion to Change the Total value to \$21,610,000, by Michele Trueba, second by Bruce Pierce, unanimously approved. Land value of \$3,600,000 and Improvement value reduced to \$18,010,000.

Green Hills Mixed Use, LLC
Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 176.00
4000 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$178,054,000, by Bruce Pierce, second by Melba Jackson, Michele Trueba abstained. Land value of \$24,628,800 and Improvement value reduced to \$153,425,200.

708 Berry, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 03 0 055.00
704 Berry Rd, Nashville TN 37204

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

Greenbriar Property LLC
Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 10 0 093.00
3000 Franklin Pike, Nashville TN 37204

Motion to Change the Total value to \$9,940,000, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value of \$2,800,000 and Improvement value reduced to \$7,140,000.

Woodland Pointe Venture LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 122 00 0 102.00
1501 Woodland Pointe Dr, Nashville TN 37214

Motion to Change the Total value to \$48,780,000, by Bruce Pierce, second by Michele Trueba, unanimously approved. Land value of \$6,000,000 and Improvement value reduced to \$42,780,000.

The remaining parcels scheduled for the 8:30 AM session to be heard in the afternoon session. Motion to recess until the 1:00 PM session, by Bruce Pierce, second by Michele Trueba, unanimously approved, at 11:56 AM.

VI. Roll Call

Members present included: Mr. Scott Tyrone, Ms. Lori Caste, and Ms. Alexa Backner. Also present were Danielle Hancock and Andrea Wandell, with the Office of the Property Assessor. Richard Hunt, Drew Raines, and Caren Nichol with Evans and Petree, P.C., were also present.

VII. Appeals:

1:00 PM

Tremont Property LLC & Tremont
Richard Hunt and Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 119 08 0 010.00
421 E Thompson Ln, Nashville TN 37211

Motion to Change the Total value to \$12,804,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value of \$2,000,000 and Improvement value reduced to \$10,804,000.

Tremont Property LLC & Tremont
Richard Hunt and Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 119 08 0 011.00
0 E Thompson Ln, Nashville TN 37211

Motion to No Change the Total Land value of \$196,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value of \$196,000.

Whitsett Property, LLC
Richard Hunt and Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 119 10 0 232.00
111 Whitsett Rd, Nashville TN 37210

Motion to No Change the Total value of \$12,041,300, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value of \$2,750,000 and Improvement value of \$9,291,300.

BJ Tramway Post Ridge, LLC ET AL
Richard Hunt and Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 128 00 0 099.00
595 Hicks Rd, Nashville TN 37221

Motion to Change the Total value to \$25,500,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value of \$3,750,000 and Improvement value reduced to \$21,750,000.

GC Bellevue, LLC
Richard Hunt and Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 128 00 0 144.00
100 Ridgelake Pkwy, Nashville TN 37209

Motion to Change the Total value to \$37,078,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$6,000,000 and Improvement value reduced to \$31,078,000.

GC Bellevue, LLC
Richard Hunt and Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 128 00 0 145.00
101 Ridgelake Pkwy, Nashville TN 37209

Motion to Change the Total value to \$47,654,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$8,000,000 and Improvement value reduced to \$39,654,000.

8075 Sawyer (TN), LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 128 00 0 188.00
8075 Sawyer Brown Rd, Nashville TN 37221

Motion to Change the Total value to \$70,700,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$8,425,000 and Improvement value reduced to \$62,275,000.

Valley Ridge Partners, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 129 00 0 004.00
6501 Harding Pike, Nashville TN 37205

Motion to Change the Total value to \$28,790,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$4,450,000 and Improvement value reduced to \$24,340,000.

Green Hills Owner, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 131 02 0 098.00
4100 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$88,700,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$13,991,600 and Improvement value reduced to \$74,708,400.

ARB Properties, LLC
Richard Hunt and Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 133 00 0 084.00
365 Paragon Mills Rd, Nashville TN 37211

Motion to No Change the Total value of \$13,990,800, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$2,500,000 and Improvement value of \$11,490,800.

Lion Haven Apartments LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 133 00 0 121.00
94 Antioch Pike, Nashville TN 37211

Motion to Change the Total value to \$32,820,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$5,500,000 and Improvement value reduced to \$27,320,000.

GEP X South Oaks Owner, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 133 04 0 053.00
244 Twin Oaks Dr, Nashville TN 37211

Motion to Change the Total value to \$50,765,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$8,075,000 and Improvement value reduced to \$42,690,000.

517 Veritas LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 133 05 0 044.00
517 Veritas St, Nashville TN 37211

Motion to Change the Total value to \$2,800,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$600,000 and Improvement value reduced to \$2,200,000.

326 Welch Partners
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 133 15 0 106.00
4040 Travis Dr, Nashville TN 37211

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

Harding Place Multifamily Partners, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 133 16 0 210.00
380 Harding Pl, Nashville TN 37211

Motion to Change the Total value to \$22,231,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$4,000,000 and Improvement value reduced to \$18,231,000.

D.C. M Hampton, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 135 00 0 284.00
2200 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$32,445,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$2,424,000 and Improvement value reduced to \$30,021,000.

MDHA
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 140 00 0 011.00
8200 McCrory Ln, Nashville TN 37221

Motion to continue this parcel until June 24, 2026, by Lori Caste, second by Scott Tyrone,
unanimously approved.

CR Nashville Partners, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 142 00 0 154.00
7439 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$30,838,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$5,000,000 and Improvement value reduced to \$25,838,000.

CR Nashville Partners, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 142 00 0 253.00
7441 Highway 70 S, Unit 433, Nashville TN 37221

Motion to Change the Total value to \$7,649,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$1,000,000 and Improvement value reduced to \$6,649,000.

CR Nashville Partners, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 142 00 0 254.00
7441 Highway 70 S, Unit 400, Nashville TN 37221

Motion to Change the Total value to \$5,755,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$800,000 and Improvement value reduced to \$4,955,000.

GEP X Waterford LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 142 00 0 314.00
2100 Waterford Cir, Nashville TN 37221

Motion to Change the Total value to \$30,535,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$4,500,000 and Improvement value reduced to \$26,035,000.

VIII. Adjournment

Motion to adjourn by Lori Caste, second by Scott Tyrone, unanimously approved.

Meeting adjourned 3:45 PM.

ATTEST:

APPROVED:
