



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday July 20, 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. Michele Trueba, and Mr. Carnell Scruggs. Also present were Herman Ruben and Elias Anderson, with the Office of the Property Assessor. Richard Hunt and Caren Nichol with Evans and Petree appeared on behalf of the property owners.

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the independent MBOE elected Mr. Carnell Scruggs, Temporary Chair, for this meeting, Motion by Lori Caste, second by Michele Trueba.

- III. Review and Approval of Minutes: Review and Approval of Minutes from Monday July 13, 2026, Motion by Lori Caste, second by Michele Trueba, unanimously approved.
- IV. Public Comment Period
- V. Appeals:

8:30 AM

1400 5th LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 09 0 091.00
1400 5th Ave N, Nashville TN 37208

Motion to Change the Total Value to \$1,085,000, by Lori Caste, second by Michele Treuba, unanimously approved. Land value of \$867,400 and Improvement value reduced to \$217,600.

Lifeway Property Owner LLC ET AL
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 04 0 390.00
601 11th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$69,451,600, by Michele Treuba, second by Lori Caste, unanimously approved. Land value of \$57,858,700 and Improvement value of \$11,592,900.

Capitol View JV_E
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 01 0 097.00
500 11th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$85,560,000, by Michele Treuba, second by Lori Caste, unanimously approved. Land value reduced to \$35,000,000 and Improvement value increased to \$50,560,000.

NEWCO Arc, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 145.00
234 4th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$1,126,900, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$514,500 and Improvement value of \$612,400.

CBR 300 2nd Avenue, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 0 039.00
105 Molloy St, Nashville TN 37201

Motion to Change the Total Value to \$14,000,000, by Lori Caste, second by Michele Treuba, unanimously approved. Land value reduced to \$13,999,800 and Improvement value of \$200.

Broadcast Music, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 13 0 171.00
4 Music Sq E, Nashville TN 37203

Motion to Change the Total Value to \$16,117,000, by Lori Caste, second by Michele Treuba, unanimously approved. Land value reduced to \$16,116,000 and Improvement value reduced to \$1,000.

This concluded the 8:30 AM session. Motion to recess until the 1PM session, by Lori Caste, second by Michele Trueba, unanimously approved, at 11:00 AM.

VI. Roll Call

Members present included: Mr. Michael Milliner, Ms. Alexa Backner, and Ms. Deb Dawson. Also present were Herman Ruben and Elias Anderson, with the Office of the Property Assessor. Richard Hunt and Caren Nichol with Evans and Petree appeared on behalf of the property owners.

VII. Appeals:

1:00 PM

Mathews St. Cloud 2022, TIC, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 1 040.00
201 Rep John Lewis Way N, Nashville TN 37219

Motion to No Change the Total Value of \$17,935,800, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$8,202,500 and Improvement value of \$9,733,300.

ONE2ZONE Investments Partners
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0 155.00
1221 Broadway, Nashville TN 37203

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

Gateway to Nashville, L.L.C.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0 327.00
111 10th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$74,380,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$59,380,000 and Improvement value increased to \$15,000,000.

McGavock Holdings, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0 339.00
1101 McGavock St, Nashville TN 37203

Motion to Change the Total Value to \$17,250,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$17,249,700 and Improvement value of \$300.

Cummins Station, L.L.C.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0 320.00
209 10th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$60,472,900, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$60,471,900 and Improvement value reduced to \$1,000.

Eagle 2, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0 331.00
1011 Demonbreun St, Nashville TN 37203

Motion to Change the Total Value to \$35,121,300, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$35,120,300 and Improvement value reduced to \$1,000.

Ten D LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 014.01
901 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$35,929,200, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$35,800,500 and Improvement value of \$128,700.

Ten D LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 017.00
210 10th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$10,361,700, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$10,320,000 and Improvement value of \$41,700.

Ten D LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 018.00
212 10th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$6,473,200, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$6,450,000 and Improvement value of \$23,200.

Eagle 1, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 036.00
818 Palmer Pl, Nashville TN 37203

Motion to No Change the Total Value of \$8,491,200, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$8,441,600 and Improvement value of \$49,600.

Eagle 1, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 045.00
813 Lea Ave, Nashville TN 37203

Motion to No Change the Total Value of \$1,480,100, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$1,472,000 and Improvement value of \$8,100.

Eagle 3, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 046.00
821 Palmer Pl, Nashville TN 37203

Motion to Change the Total Value to \$18,078,400, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$18,077,400 and Improvement value reduced to \$1,000.

Eagle 4, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 492.00
0 Palmer Pl, Nashville TN 37203

Motion to Change the Total Value to \$10,847,400, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$10,846,400 and Improvement value reduced to \$1,000.

Eagle 5, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 038.00
812 Palmer Pl, Nashville TN 37203

Motion to No Change the Total Value of \$1,295,400, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$1,280,000 and Improvement value of \$15,400.

Eagle 5, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 044.00
811 Lea Ave, Nashville TN 37203

Motion to No Change the Total Value of \$1,289,400, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$1,280,000 and Improvement value of \$9,400.

CNRE2, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 051.00
811 Palmer Pl, Nashville TN 37203

Motion to No Change the Total Value of \$5,936,400, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$5,904,000 and Improvement value of \$32,400.

CNRE2, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 054.00
807 Palmer Pl, Nashville TN 37203

Motion to No Change the Total Value of \$4,486,100, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$4,464,000 and Improvement value of \$22,100.

CNRE2, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 055.00
805 Palmer Pl, Nashville TN 37203

Motion to No Change the Total Value of \$2,844,200, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$2,827,200 and Improvement value of \$17,000.

CNRE2, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 056.00
513 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$4,734,600, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$4,712,000 and Improvement value of \$22,600.

Cannery Owner, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 002.00
1 Cannery Row, Nashville TN 37203

Motion to Change the Total Value to \$10,627,700, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$9,348,000 and Improvement value reduced to \$1,279,700.

Cannery Owner, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 003.00
521-A 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$2,806,200, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$2,787,600 and Improvement value of \$18,600.

Cannery Owner, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 004.00
521 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$10,062,600, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$7,492,400 and Improvement value of \$2,570,200.

Cannery Owner, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 005.00
527 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$6,502,200, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$6,446,800 and Improvement value of \$55,400.

VIII. Adjournment

Motion to adjourn by Michael Milliner, second by Alexa Backner, unanimously approved.

Meeting adjourned 4:45 PM.

ATTEST:

APPROVED:
