



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday July 21, 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, Mr. Bruce Pierce, and Mr. Carnell Scruggs. Also present were Herman Ruben and Andrea Wandell, 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 Bruce Pierce.

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

8:30 AM

Trustees Garden Development, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 2 077.00
134 2nd Ave N, Nashville TN 37201

Motion to Change the Total Value to \$7,776,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value increased to \$7,676,000 and Improvement value reduced to \$100,000.

CBT Partnership
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4C 001.00
201 1st Ave S, Nashville TN 37201

Motion to Change the Total Value to \$21,474,500, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$6,880,500 and Improvement value reduced to \$14,594,000.

1200 Broadway, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0F 004.00
1200 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$89,045,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$20,793,600 and Improvement value reduced to \$68,251,400.

1200 Broadway, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0F 005.00
1200-B Broadway, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Mainland KVB, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 183.00
422 7th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$1,024,700, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$1,023,700 and Improvement value reduced to \$1,000.

Mainland KVB, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 184.00
424 7th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$1,843,400, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$1,842,400 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 Bruce Pierce, unanimously approved, at 10:40 AM.

VI. Roll Call

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

VII. Appeals:

1:00 PM

Arnold Real Properties, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 035.00
605 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,453,200, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value reduced to \$2,353,200 and Improvement value reduced to \$100,000.

Arnold Real Properties, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 036.00
615 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,299,900, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value reduced to \$2,298,900 and Improvement value reduced to \$1,000.

Arnold Real Properties, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 037.00
617 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,453,200, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value reduced to \$2,452,200 and Improvement value reduced to \$1,000.

Walter C. Carter, Jr., & Christie L. Carter
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 040.00
625 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$5,520,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$5,512,200 and Improvement value of \$7,800.

MTP-631 8th Ave S Propco, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 041.00
631 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,606,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$2,587,700 and Improvement value of \$18,300.

New Rose, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 123.00
0 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,147,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$2,129,900 and Improvement value of \$17,100.

MTP Voorhees-700 8th Ave South, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 226.00
700 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$20,955,200, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$11,500,000 and Improvement value of \$9,455,200.

Crowell Capital Partners, GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 260.00
730 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$10,478,000, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value reduced to \$10,413,300 and Improvement value of \$64,700.

Crowell Capital Partners
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 02 0 096.00
903 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,320,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$2,282,000 and Improvement value of \$38,000.

Nine O Nine, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 02 0 098.00
909 8th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,330,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$2,305,700 and Improvement value of \$24,300.

Crowell Capital Partners, GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 02 0 099.00
917 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$3,530,700, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$3,476,100 and Improvement value of \$54,600.

Crowell Capital Partners, GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 02 0 100.00
919 8th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$3,498,700, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$3,465,600 and Improvement value of \$33,100.

1107 8th Ave CA, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 02 0 198.00
1107 8th Ave S, Nashville TN 37203

Motion to Change the Classification from Commercial to Residential and to change the Total Land Value to \$5,850,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$5,850,000.

VIII. Adjournment

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

Meeting adjourned 4:10 PM.

ATTEST:

APPROVED:
