



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday July 13, 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. Alexa Backner, Mr. Bruce Pierce, and Ms. Deb Dawson. Also present were Herman Ruben and Nathan Burton, with the Office of the Property Assessor. Breeze Dyer with Ryan, LLC appeared on behalf of the property owners.

III. Review and Approval of Minutes: Review and Approval of the Minutes from Tuesday July 7, 2026, Wednesday July 8, 2026, and Thursday July 9, 2026, Motion by Alexa Backner, second by Bruce Pierce, unanimously approved.

IV. Public Comment Period

V. Appeals:

****NOTE**** Since all the parcels for the morning and afternoon were agreed upon, the Board did not start until 1:00 PM.

8:30 AM

Columbine MTF General Partnership
Parcel ID 118 07 0 173.00
2815 Columbine Pl, Nashville TN 37204

****NOTE**** This parcel was originally heard, and the Board determined the Total value of \$1,293,519. Due to an error in completing the Board form, the parcel was read back into the record to correct the classification written on the form from Commercial to Residential and to correct the assessed value. Motion to Change the Total Value to \$1,293,519, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value reduced to \$1,246,719 and Improvement value of \$46,800.

VM Master Issuer, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 119 06 0 244.00
63 Whitsett Rd, Nashville TN 37210

Motion to Change the Total Value to \$495,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$159,500 and Improvement value reduced to \$335,500.

VM Master Issuer, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 128 14 0 087.00
338 Cross Timbers Dr, Nashville TN 37221

Motion to Change the Total Value to \$590,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$99,000 and Improvement value reduced to \$491,000.

Alto Asset Company 1, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 135 12 0E 021.00
2516 Nashboro Blvd, Nashville TN 37217

Motion to Change the Total Value to \$289,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$60,000 and Improvement value reduced to \$229,000.

CPI/Amherst SFR Program Owner
Breeze Dyer with Ryan, LLC appeared
Parcel ID 136 05 0A 019.00
336 Kottas Pl, Nashville TN 37217

Motion to Change the Total Value to \$400,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$89,100 and Improvement value reduced to \$310,900.

LAMCO TN Asset Company 2, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 136 05 0A 032.00
2953 Harbor Lights Dr, Nashville TN 37217

Motion to Change the Total Value to \$445,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$89,100 and Improvement value reduced to \$355,900.

Alto Asset Company 1, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 162 03 0 373.00
908 Algonquin Ct, Antioch TN 37013

Motion to Change the Total Value to \$375,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$66,000 and Improvement value reduced to \$309,000.

Montpelier Assets, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 162 12 0A 081.00
1180 Brittany Park Ln, Antioch TN 37013

Motion to Change the Total Value to \$318,800, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$58,000 and Improvement value reduced to \$260,800.

BAF Assets 5 LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 163 01 0 041.00
4132 Highlander Ct, Antioch TN 37013

Motion to Change the Total Value to \$404,900, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$78,000 and Improvement value reduced to \$326,900.

BAF Assets 4, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 163 02 0 099.00
5148 Highlander Dr, Antioch TN 37013

Motion to Change the Total Value to \$357,200, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$78,000 and Improvement value reduced to \$279,200.

LAMCO TN Asset Company 2, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 136 14 0 178.00
321 Starboard Ct, Nashville TN 37217

Motion to Change the Total Value to \$406,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$66,000 and Improvement value reduced to \$340,000.

BAF Assets 5 LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 137 13 0A 068.00
3925 Waterford Way, Antioch TN 37013

Motion to Change the Total Value to \$396,300, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$73,000 and Improvement value reduced to \$323,300.

VM Master Issuer, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 142 03 0 067.00
857 Stirrup Dr, Nashville TN 37221

Motion to Change the Total Value to \$608,100, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$119,000 and Improvement value reduced to \$489,100.

BAF Assets 5 LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 149 02 0A 058.00
612 Piccadilly Row, Antioch TN 37013

Motion to Change the Total Value to \$375,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$90,000 and Improvement value reduced to \$285,000.

SRMZ 4 Asset Company 1, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 149 06 0 043.00
5001 Pebble Creek Dr, Antioch TN 37013

Motion to Change the Total Value to \$322,700, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$79,000 and Improvement value reduced to \$243,700.

SRMZ 2, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 149 11 0A 073.00
1452 Rice Hill Cir, Antioch TN 37013

Motion to Change the Total Value to \$343,100, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$62,500 and Improvement value reduced to \$280,600.

Montpelier Assets, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 150 12 0A 147.00
1225 Quaise Moor E, Antioch TN 37013

Motion to Change the Total Value to \$418,700, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$73,000 and Improvement value reduced to \$345,700.

Alto Asset Company 3, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 150 12 0A 075.00
3733 Seasons Dr, Antioch TN 37013

Motion to Change the Total Value to \$425,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$73,000 and Improvement value reduced to \$352,000.

Alto Asset Company 3, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 150 12 0A 084.00
3769 Seasons Dr, Antioch TN 37013

Motion to Change the Total Value to \$474,500, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$73,000 and Improvement value reduced to \$401,500.

ARMM Asset Company 2 LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 150 16 0B 008.00
5732 Tru Long Dr, Antioch TN 37013

Motion to Change the Total Value to \$338,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$76,000 and Improvement value reduced to \$262,000.

This concluded the morning session appeals. The Board went ahead and heard the afternoon parcels, as both the morning and afternoon session appeals were all agreed between the parties.

VI. Roll Call

Members present included: Mr. Bruce Pierce, Ms. Deb Dawson, and Ms. Alexa Backner. Also present were Herman Ruben and Nathan Burton, with the Office of the Property Assessor. Breeze Dyer with Ryan, LLC appeared on behalf of the property owners.

VII. Appeals:

1:00 PM

Alto Asset Company 2, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 150 12 0C 016.00
3548 Mt View Ridge Dr, Antioch TN 37013

Motion to Change the Total Value to \$410,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$76,000 and Improvement value reduced to \$334,000.

Montpelier Assets, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 150 14 0A 001.00
4068 Calumet Dr, Antioch TN 37013

Motion to Change the Total Value to \$367,300, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$71,000 and Improvement value reduced to \$296,300.

Alto Asset Company 3, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 150 16 0B 003.00
5712 Tru Long Dr, Antioch TN 37013

Motion to Change the Total Value to \$364,900, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$76,000 and Improvement value reduced to \$288,900.

SRMZ 4 Asset Company 1, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 150 16 0B 025.00
5809 Tru Long Ct, Antioch TN 37013

Motion to Change the Total Value to \$327,700, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$76,000 and Improvement value reduced to \$251,700.

RH Alto Asset Company, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 151 09 0A 136.00
6412 Paddington Way, Antioch TN 37013

Motion to Change the Total Value to \$455,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$79,800 and Improvement value reduced to \$375,200.

LAMCO TN Asset Company 2, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 151 10 0A 035.00
7521 W Winchester Dr, Antioch TN 37013

Motion to Change the Total Value to \$353,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$66,700 and Improvement value reduced to \$286,300.

BAF Assets 2, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 151 10 0A 164.00
1736 Londonview Pl, Antioch TN 37013

Motion to Change the Total Value to \$372,700, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$66,700 and Improvement value reduced to \$306,000.

BAF Assets 6, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 151 10 0A 185.00
1721 Londonview Pl, Antioch TN 37013

Motion to Change the Total Value to \$296,900, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$66,700 and Improvement value reduced to \$230,200.

BAF Assets 4, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 164 07 0A 111.00
309 Grovedale Ter, Antioch TN 37013

Motion to Change the Total Value to \$396,100, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$76,000 and Improvement value reduced to \$320,100.

Alto Asset Company 1, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 164 08 0C 091.00
3809 Swan Ridge Dr, Antioch TN 37013

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

ARMM Asset Company 1, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 164 12 0A 034.00
920 Pin Oak Dr, Antioch TN 37013

Motion to Change the Total Value to \$408,800, by Alexa Backner, second by Bruce Pierce,
unanimously approved. Land value of \$66,000 and Improvement value reduced to \$342,800.

CPI/Amherst SFR Program Owner
Breeze Dyer with Ryan, LLC appeared
Parcel ID 174 11 0A 003.00
1012 Blairfield Dr, Antioch TN 37013

Motion to Change the Total Value to \$438,000, by Alexa Backner, second by Bruce Pierce,
unanimously approved. Land value of \$86,000 and Improvement value reduced to \$352,000.

LAMCO TN Asset Company 2, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 174 11 0A 219.00
2336 Haskell Dr, Antioch TN 37013

Motion to Change the Total Value to \$491,000, by Alexa Backner, second by Bruce Pierce,
unanimously approved. Land value of \$86,000 and Improvement value reduced to \$405,000.

RH Evergreen OWNERCO, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 176 05 0C 010.00
4737 Rockland Trl, Antioch TN 37013

Motion to Change the Total Value to \$487,000, by Alexa Backner, second by Bruce Pierce,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$407,000.

AMNL Asset Company 2, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 176 05 0c 011.00
4741 Rockland Trl, Antioch TN 37013

Motion to Change the Total Value to \$514,000, by Alexa Backner, second by Bruce Pierce,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$434,000.

RH Evergreen OWNERCO, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 176 05 0C 018.00
4736 Rockland Trl, Antioch TN 37013

Motion to Change the Total Value to \$487,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$80,000 and Improvement value reduced to \$407,000.

RH Evergreen OWNERCO, LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 176 05 0C 020.00
4728 Rockland Trl, Antioch TN 37013

Motion to Change the Total Value to \$462,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$80,000 and Improvement value reduced to \$382,000.

BAF Assets 5 LLC
Breeze Dyer with Ryan, LLC appeared
Parcel ID 181 03 0A 352.00
8005 Mandan Dr, Brentwood TN 37027

Motion to Change the Total Value to \$498,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$135,000 and Improvement value reduced to \$363,000.

VIII. Adjournment

Motion to adjourn by Alexa Backner, second by Bruce Pierce, unanimously approved.

Meeting adjourned 1:25 PM.

ATTEST:

APPROVED:
