



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday July 9, 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, Mr. John Green, and Ms. Alexa Backner. Also present were Danielle Hancock and Nathan Burton, with the Office of the Property Assessor. Richard Hunt and Caren Nichol with Evans and Petree appeared on behalf of the property owners.

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

8:30 AM

****NOTE**** By agreement of all the parties, the parcels scheduled for Thursday July 9, 2026 at 8:30 AM and 1:00 PM were read into the record today, Wednesday July 8, 2026, as they all were agreed to by both parties.

Sharon M. Warfield
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 10 0 050.00
3645 Knollwood Dr, Nashville TN 37215

Motion to Change the Total Value to \$1,950,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$600,000 and Improvement value reduced to \$1,350,000.

Andrew Steffens & Emily Steffens
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 05 0 215.00
929 Gale Ln, Nashville TN 37204

Motion to Change the Total Value to \$1,950,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$560,000 and Improvement value reduced to \$1,390,000.

Clear Blue Equity, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 120 01 0 116.00
1235 Saturn Dr, Nashville TN 37217

Motion to Change the Total Value to \$257,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$64,500 and Improvement value reduced to \$192,500.

Rebecca D. Tidman
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 129 02 0 035.00
208 Baskin Dr, Nashville TN 37205

Motion to Change the Total Value to \$900,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$712,500 and Improvement value reduced to \$187,500.

Windsor Acres Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 130 02 0 168.00
4415 Gerald Pl, Nashville TN 37205

Motion to Change the Total Value to \$4,700,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$2,734,700 and Improvement value reduced to \$1,965,300.

4410 Howell Place, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 130 02 0 170.00
4410 Howell Pl, Nashville TN 37205

Motion to Change the Total Value to \$11,100,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$2,734,700 and Improvement value reduced to \$8,365,300.

Truitt Ellis & Carrie Ellis Revocable Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 130 06 0 043.01
4421 Shepard Pl, Nashville TN 37205

Motion to Change the Total Value to \$2,757,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$1,495,000 and Improvement value reduced to \$1,262,000.

Brennon A. Fitzpatrick & Elizabeth Fitzpatrick
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 130 07 0 120.00
4002 Harding Pl, Nashville TN 37215

Motion to Change the Total Value to \$1,880,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$750,000 and Improvement value reduced to \$1,130,000.

Katherine M. Rogers
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 131 04 0 242.00
1143 Brookmeade Dr, Nashville TN 37204

Motion to Change the Total Value to \$1,050,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$488,800 and Improvement value reduced to \$561,200.

William H. Johnson & Nancy B. Johnson
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 131 15 0 041.00
1154 Brookwood Ln, Nashville TN 37220

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

Troy J. Smith & Jean M. Smith
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 131 16 0 018.00
1138 Brookwood Ln, Nashville TN 37220

Motion to Change the Total Value to \$1,315,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$689,000 and Improvement value reduced to \$626,000.

Preston Davis Adams
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 132 01 0 109.00
4016 General Bate Dr, Nashville TN 37204

Motion to Change the Total Value to \$2,450,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$650,000 and Improvement value reduced to \$1,800,000.

Craig S. Freiberg & Dara B. Freiberg
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 132 02 0 028.00
4021 Overbrook Dr, Nashville TN 37204

Motion to Change the Total Value to \$2,430,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$840,000 and Improvement value reduced to \$1,590,000.

This concluded the 8:30 AM session. With agreement of all the parties, the 1PM session for July 9, 2026,
was read into the record, as these were all Agreed upon both parties.

VI. Roll Call

Members present included: Mr. Bruce Pierce, Mr. John Green, and Ms. Alexa Backner. Also present were Danielle Hancock and Nathan Burton, 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

MDHA

Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 044 14 0D 012.00
1205 Robinson Rd, Old Hickory TN 37138

Motion to Change the Total Value to \$39,770,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$2,286,900 and Improvement value reduced to \$37,483,100.

KDS Investments General Partnership

Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 061 15 0B 001.00
3823 Gallatin Pike N, Unit 3, Nashville TN 37216

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

KDS Investments General Partnership

Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 061 15 0B 002.00
3823 Gallatin Pike N, Unit 2, Nashville TN 37216

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

KDS Investments General Partnership

Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 061 15 0B 003.00
3823 Gallatin Pike N, Unit 1, Nashville TN 37216

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

Rebecca D. Tidman & Rachel T. Kaiser

Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 144 07 0 003.00
1155 Crater Hill Dr, Nashville TN 37215

Motion to Change the Total Value to \$1,000,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$773,500 and Improvement value reduced to \$226,500.

1011 Tyne Boulevard Community
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 145 04 0 019.00
1011 Tyne Blvd, Nashville TN 37220

Motion to No Change the Total Value of \$5,944,600, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$1,400,000 and Improvement value of \$4,544,600.

Caroline Smith Brock Revocable Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 145 04 0 024.00
4900 Sewanee Rd, Nashville TN 37220

Motion to Change the Total Value to \$2,925,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$1,050,000 and Improvement value reduced to \$1,875,000.

Cheryl S. Harris
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 155 00 0 142.00
8308 Collins Rd, Nashville TN 37221

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

Lee A Beaman 2016 Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 160 04 0 142.00
5243 Trousdale Dr, Nashville TN 37220

Motion to Change the Total Value to \$655,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$380,000 and Improvement value reduced to \$275,000.

Evan Holladay & Lamata Holladay, JINED
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 160 09 0 013.00
857 Lakemont Dr, Nashville TN 37220

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

Nolan Capital, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 161 04 0 192.00
300-B Rich Ct, Nashville TN 37211

Motion to Change the Total Value to \$551,500, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$73,000 and Improvement value reduced to \$478,500.

Shannon Darlene Miller, Living Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 172 00 0 233.00
6027 Woodland Hills Dr, Nashville TN 37211

Motion to Change the Total Value to \$1,375,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$330,800 and Improvement value reduced to \$1,044,200.

VIII. Adjournment

Motion to adjourn by John Green, second by Bruce Pierce, unanimously approved.

Meeting adjourned 3:15 PM.

ATTEST:

APPROVED:
