



## **MINUTES**

### **INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION**

**Monday August 3, 2026**

**8:30 AM & 1:00 PM**

**Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 President Ronald Reagan Way, Suite 210**

- I. Call To Order
- II. Roll Call

Members present included: Ms. Melba Jackson, Ms. Alexa Backner, and Ms. Deb Dawson. Also present were Herman Ruben and Joel Phillips, 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

Saikrupa Hospitality, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 019 14 0 016.00  
100 Northcreek Blvd, Goodlettsville TN 37072

Motion to Change the Total Value to \$4,090,000, by Melba Jackson, second by Alexa Backner, unanimously approved. Land value of \$904,300 and Improvement value reduced to \$3,185,700.

Joelton Investments 27 GP  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 022 00 0 162.00  
201 Gifford Pl, Joelton TN 37080

Motion to Change the Total Value to \$5,401,700, by Melba Jackson, second by Alexa Backner, unanimously approved. Land value of \$948,300 and Improvement value reduced to \$4,453,400.

Nashville Rivergate Hotel, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 026 00 0 040.00  
132 Liberty Ln, Madison TN 37115

Motion to No Change the Total Value of \$599,500, by Alexa Backner, second by Melba Jackson, unanimously approved. Land value of \$569,800 and Improvement value of \$29,700.

Nashville Rivergate Hotel, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 026 00 0 041.00  
126 Liberty Ln, Madison TN 37115

Motion to No Change the Total Value of \$678,900, by Alexa Backner, second by Melba Jackson, unanimously approved. Land value of \$569,800 and Improvement value of \$109,100.

Nashville Rivergate Hotel, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 026 00 0 042.00  
122 Liberty Ln, Madison TN 37115

Motion to Change the Total Value to \$4,321,600, by Alexa Backner, second by Melba Jackson, unanimously approved. Land value of \$569,800 and Improvement value reduced to \$3,751,800.

Sainath Baba, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 026 00 0 150.00  
909 Conference Dr, Goodlettsville TN 37072

Motion to Change the Total Value to \$2,706,000, by Alexa Backner, second by Melba Jackson, unanimously approved. Land value of \$1,003,600 and Improvement value reduced to \$1,702,400.

Pinnacle-Conference Drive, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 026 00 0 160.00  
860 Conference Dr, Goodlettsville TN 37072

Motion to Change the Total Value to \$7,958,000, by Melba Jackson, second by Alexa Backner, unanimously approved. Land value of \$946,100 and Improvement value reduced to \$7,011,900.

Shyam Ghanshyam Nashville, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 026 01 0 134.00  
120 S Cartwright Ct, Goodlettsville TN 37072

Motion to Change the Total Value to \$9,841,500, by Alexa Backner, second by Melba Jackson, unanimously approved. Land value of \$1,168,800 and Improvement value reduced to \$8,672,700.

OM SAI 9, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 026 13 0 017.00  
621 Rivergate Pkwy, Goodlettsville TN 37072

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

Hari Dhawar, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 026 13 0 043.00  
622 Rivergate Pkwy, Goodlettsville TN 37072

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

SHIV Enterprise Inc.  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 040 00 0 152.00  
7518 Hickory Hills Ct, Whites Creek, TN 37189

Motion to Change the Total Value to \$2,886,900, by Melba Jackson, second by Alexa Backner, unanimously approved. Land value of \$452,800 and Improvement value reduced to \$2,434,100.

Jay Laxmi Mata, Inc.  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 050 16 0 023.00  
3320 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$2,511,000, by Alexa Backner, second by Melba Jackson, unanimously approved. Land value of \$841,600 and Improvement value reduced to \$1,669,400.

OM SAI 65, Inc.  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 060 04 0 034.00  
110 Maplewood Ter, Nashville TN 37207

Motion to Change the Total Value to \$1,425,000, by Melba Jackson, second by Alexa Backner, unanimously approved. Land value of \$842,900 and Improvement value reduced to \$582,100.

Ramchandra Jivanji Patel  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 061 11 0 282.00  
4008 Gallatin Pike N, Nashville TN 37216

Motion to Change the Total Value to \$1,067,300, by Melba Jackson, second by Alexa Backner, unanimously approved. Land value reduced to \$1,066,300 and Improvement value reduced to \$1,000.

OLH, L.P.  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 062 00 0 029.00  
2401 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$40,140,000, by Alexa Backner, second by Melba Jackson, unanimously approved. Land value of \$5,177,700 and Improvement value reduced to \$34,962,300.

Pinnacle-McGavock Pike, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 062 00 0 034.00  
2461 McGavock Pike, Nashville TN 37214

Motion to Change the Total Value to \$11,411,000, by Melba Jackson, second by Alexa Backner, unanimously approved. Land value of \$2,715,100 and Improvement value reduced to \$8,695,900.

This concluded the 8:30 AM session. Motion to recess until the 1PM session, by Alexa Backner, second by Melba Jackson, unanimously approved, at 10:50 AM.

#### VI. Roll Call

Members present included: Mr. Scott Tyrone, Ms. Whitney Ellis, and Mr. John Green. Also present were Herman Ruben and Joel Phillips, 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. John Green, Temporary Chair, for this meeting; Motion by Whitney Ellis, second by Scott Tyrone, unanimously approved.

#### VII. Appeals:

1:00 PM

Pinnacle Music Valley, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 062 00 0 105.00  
2500 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$15,200,000, by Scott Tyrone, second by Whitney Ellis, unanimously approved. Land value of \$2,384,500 and Improvement value reduced to \$12,815,500.

Opry Investment, Inc.  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 062 00 0 110.00  
2460 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$7,090,000, by Scott Tyrone, second by Whitney Ellis,  
unanimously approved. Land value of \$1,182,200 and Improvement value reduced to \$5,907,800.

Pinnacle Hospitality Partners, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 062 00 0 164.00  
230 Rudy Cir, Nashville TN 37214

Motion to Change the Total Value to \$11,925,000, by Scott Tyrone, second by Whitney Ellis,  
unanimously approved. Land value of \$3,329,800 and Improvement value reduced to \$8,595,200.

Kenten Enterprise, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 062 00 0 170.00  
201 Music City Cir, Nashville TN 37214

Motion to Change the Total Value to \$9,984,000, by Whitney Ellis, second by Scott Tyrone,  
unanimously approved. Land value of \$1,643,100 and Improvement value reduced to \$8,340,900.

Pinnacle Opryland, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 062 00 0 275.00  
124 Music City Cir, Nashville TN 37214

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

Metrocenter Partnership, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 070 16 0 033.00  
251 Venture Cir, Nashville TN 37228

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

Krish Hospitality, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 070 16 0 039.00  
270 Venture Cir, Nashville TN 37228

Motion to Change the Total Value to \$5,200,000, by Scott Tyrone, second by Whitney Ellis,  
unanimously approved. Land value of \$3,402,900 and Improvement value reduced to \$1,797,100.

SAI Hotel, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 071 02 0 147.00  
2401 Brick Church Pike, Nashville TN 37207

Motion to Change the Total Value to \$15,095,000, by Scott Tyrone, second by Whitney Ellis,  
unanimously approved. Land value of \$4,484,100 and Improvement value reduced to \$10,610,900.

Nanu Patel & Chirag Patel & Balubhal Patel  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 071 02 0 185.00  
2407 Brick Church Pike, Nashville TN 37207

Motion to Change the Total Value to \$4,950,000, by Whitney Ellis, second by Scott Tyrone,  
unanimously approved. Land value of \$4,310,300 and Improvement value reduced to \$639,700.

Kane, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 071 07 0 085.00  
1902 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$2,101,000, by Scott Tyrone, second by Whitney Ellis,  
unanimously approved. Land value reduced to \$2,100,000 and Improvement value reduced to \$1,000.

Shree SAI Ram, G.P.  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 071 07 0 263.00  
150 W Trinity Ln, Nashville TN 37207

Motion to Change the Total Value to \$1,861,000, by Whitney Ellis, second by Scott Tyrone,  
unanimously approved. Land value increased to \$1,860,000 and Improvement value reduced to \$1,000.

Key Motel, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 071 11 0 005.00  
1414 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$2,275,000, by Scott Tyrone, second by Whitney Ellis,  
unanimously approved. Land value of \$2,015,900 and Improvement value reduced to \$259,100.

Kane, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 071 11 0 036.00  
1415 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$1,511,000, by Scott Tyrone, second by Whitney Ellis,  
unanimously approved. Land value reduced to \$1,510,000 and Improvement value reduced to \$1,000.

Mannat Hotels, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 075 00 0 154.00  
4144 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$1,824,800, by Scott Tyrone, second by Whitney Ellis, unanimously approved. Land value of \$409,500 and Improvement value of \$1,414,500.

Mannat Hotels, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 075 00 0 155.00  
4140 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$589,600, by Scott Tyrone, second by Whitney Ellis, unanimously approved. Land value of \$307,100 and Improvement value of \$282,500.

Mannat Hotels, LC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 075 00 0 156.00  
4209 Hermitage Rd, Old Hickory TN 37138

Motion to No Change the Total Value of \$399,100, by Scott Tyrone, second by Whitney Ellis, unanimously approved. Land value of \$294,000 and Improvement value of \$105,100.

Mannat Hotels, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 075 00 0 157.00  
4148 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$1,211,800, by Scott Tyrone, second by Whitney Ellis, unanimously approved. Land value of \$362,400 and Improvement value of \$849,400.

VIII. Adjournment

Motion to adjourn by Whitney Ellis, second by Scott Tyrone, unanimously approved.

Meeting adjourned 3:10 PM.

**ATTEST:**

**APPROVED:**

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