



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday August 5, 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. Michele Trueba, Ms. Alexa Backner, and Ms. Melba Jackson. Also present were Danielle Hancock 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.

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

8:30 AM

GS Nashville Hotel Owner, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 16 0K 001.00
1810 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$55,669,000, by Melba Jackson, second by Michele Trueba, unanimously approved. Land value of \$7,736,400 and Improvement value reduced to \$47,932,600.

Fairlane Hotel Partners WC, LP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 055.00
241 4th Ave N, Nashville TN 37219

Motion to Change the Total Value to \$25,900,000, by Michele Trueba, second by Melba Jackson, unanimously approved. Land value of \$4,574,000 and Improvement value reduced to \$21,326,000.

W DT Nashville Hotel VII, G.P,
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 189.00
315 4th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$113,627,500, by Melba Jackson, second by Michele Trueba, unanimously approved. Land value of \$21,383,000 and Improvement value of \$92,244,500.

Continental Inns of America-315 Interstate LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 03 0 093.00
315 Interstate Dr, Nashville TN 37213

Motion to Change the Total Value to \$32,000,000, by Melba Jackson, second by Michele Trueba, unanimously approved. Land value of \$2,515,600 and Improvement value reduced to \$29,484,400.

Hessel Properties, GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 05 0 170.00
814 Church St, Nashville TN 37203

Motion to Change the Total Value to \$14,900,000, by Michele Trueba, second by Melba Jackson, unanimously approved. Land value of \$5,554,000 and Improvement value reduced to \$9,346,000.

NF V Nashville, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 05 0 185.00
920 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$76,841,000, by Melba Jackson, second by Michele Trueba, unanimously approved. Land value of \$36,204,100 and Improvement value reduced to \$40,636,900.

CP Fresh Hotel, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 05 2 016.00
623 Union St, Nashville TN 37219

Motion to No Change the Total Value of \$125,137,700, by Michele Trueba, second by Melba Jackson, unanimously approved. Land value of \$24,742,000 and Improvement value of \$100,395,700.

PIM Nashville, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 000.00 001
0 Commerce St, Nashville TN 37203

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

Roaring 20S Hotel, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 025.00
118 7th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$52,415,400, by Melba Jackson, second by Michele Trueba, unanimously approved. Land value of \$14,246,400 and Improvement value reduced to \$38,169,000.

Roaring 20S Hotel, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 026.00
114 7th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$3,775,500, by Melba Jackson, second by Michele Trueba, unanimously approved. Land value of \$3,763,200 and Improvement value of \$12,300.

Roaring 20S Hotel, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 027.00
112 7th Ave N, Nashville TN 37203

Motion to No Change the Total Value of \$3,956,100, by Melba Jackson, second by Michele Trueba, unanimously approved. Land value of \$3,944,000 and Improvement value of \$12,100.

PIM Nashville, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 119.00
611 Commerce St, Nashville TN 37203

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

PIM Nashville, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3A 004.00
601 Commerce St, Nashville TN 37203

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

Nashville Downtown Hotel, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4B 001.00
121 4th Ave S, Nashville TN 37201

Motion to Change the Total Value to \$139,786,600, by Melba Jackson, second by Michele Trueba, unanimously approved. Land value of \$112,584,800 and Improvement value reduced to \$27,201,800.

Downtown Parking Garage LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4B 002.00
131 4th Ave S, Nashville TN 37201

Motion to Change the Total Value to \$85,463,400, by Melba Jackson, second by Michele Trueba, unanimously approved. Land value of \$77,957,100 and Improvement value reduced to \$7,506,300.

This concluded the 8:30 AM session. Motion to recess until the 1PM session, by Melba Jackson, second by Michele Trueba, unanimously approved, at 11:35 AM.

VI. Roll Call

Members present included: Mr. Scott Tyrone, Mr. John Green, and Ms. Alexa Backner. Also present were Danielle Hancock 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

CBR HCN, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4F 001.00
0 2nd Ave S, Nashville TN 37201

Motion to No Change the Total Value of \$84,967,800, by John Green, second by Scott Tyrone, unanimously approved. Land value of \$8,906,300 and Improvement value of \$76,061,500.

CBR 217 2nd Avenue- Garage, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4F 002.00
217 2nd Ave S, Nashville TN 37201

Motion to Change the Total Value to \$13,236,200, by John Green, second by Scott Tyrone, unanimously approved. Land value of \$10,042,500 and Improvement value reduced to \$3,193,700.

Flatts Owner LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0 000.00 002
0 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$62,124,000, by John Green, second by Scott Tyrone, unanimously approved. Land value of \$54,108,000 and Improvement value reduced to \$8,016,000.

Nashville Gulch Lifestyle Hotel Owner, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0 340.00
118 12th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$55,536,000, by John Green, second by Scott Tyrone,
unanimously approved. Land value of \$12,806,500 and Improvement value reduced to \$42,729,500.

NF IV I Nashville DT LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 242.00
525 Rep John Lewis Way S, Nashville TN 37203

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

Nashville DTWN Owner LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 333.00
415 4th Ave S, Nashville TN 37201

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

NH Nashville Fee, LLC, Jemal's Nashville Owner, L.L.C.,
TCG Nashville Holdings I LLC and HIN B Owner LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 386.00
304 4th Ave S, Nashville TN 37201

Motion to No Change the Total Land Value of \$1,960,500, by John Green, second by Scott Tyrone,
unanimously approved. Land value of \$1,960,500.

NH Nashville Fee, LLC, Jemal's Nashville Owner, L.L.C.,
TCG Nashville Holdings I LLC and HIN B Owner LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 388.00
308 4th Ave S, Nashville TN 37201

Motion to No Change the Total Value of \$5,198,800, by John Green, second by Scott Tyrone,
unanimously approved. Land value of \$5,181,800 and Improvement value of \$17,000.

NH Nashville Fee, LLC, Jemal's Nashville Owner, L.L.C.,
TCG Nashville Holdings I LLC and HIN B Owner LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 389.00
310 4th Ave S, Nashville TN 37201

Motion to No Change the Total Land Value of \$10,046,300, by John Green, second by Scott Tyrone,
unanimously approved. Land value of \$10,046,300.

NH Nashville Fee, LLC, Jemal's Nashville Owner, L.L.C.,
TCG Nashville Holdings I LLC and HIN B Owner LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 390.00
310 4th Ave S, Nashville TN 37201

Motion to No Change the Total Value of \$4,261,800, by John Green, second by Scott Tyrone,
unanimously approved. Land value of \$4,247,300 and Improvement value of \$14,500.

NH Nashville Fee, LLC, Jemal's Nashville Owner, L.L.C.,
TCG Nashville Holdings I LLC and HIN B Owner LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 391.00
310 4th Ave S, Nashville TN 37201

Motion to Change the Total Value to \$34,819,600, by John Green, second by Scott Tyrone,
unanimously approved. Land value of \$10,903,300 and Improvement value reduced to \$23,916,300.

HP Nashville, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 405.00
301 3rd Ave S, Nashville TN 37201

Motion to Change the Total Value to \$66,283,000, by John Green, second by Scott Tyrone,
unanimously approved. Land value of \$16,800,000 and Improvement value reduced to \$49,483,000.

Jimmy's Last Laugh LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0D 100.00
425 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total Value of \$78,628,400, by John Green, second by Scott Tyrone,
unanimously approved. Land value of \$24,374,700 and Improvement value of \$54,253,700.

O.I.C. Margaritaville Hotel Nashville
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0D 900.00
425 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total Land Value of \$19,340,400, by John Green, second by Scott Tyrone,
unanimously approved. Land value of \$19,340,400.

8th & Demonbreun Hotel LP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0E 001.00
201 8th Ave S, Nashville TN 37203

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

8th & Demonbreun Garage, LP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0E 002.00
805 Demonbreun St, Nashville TN 37203

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

8th & Demonbreun Garage, LP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0E 900.00
201-C 8th Ave S, Nashville TN 37203

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

Pizzuti Nashville Hotel Owner, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0F 001.00
401 Korean Veterans Blvd, Nashville TN 37203

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

Pizzuti Nashville Hotel Owner, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0F 002.00
0 Korean Veterans Blvd, Nashville TN 37203

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

O.I.C. Korean Veterans Boulevard Condominium
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0F 900.00
0 Korean Veterans Blvd, Nashville TN 37203

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

Gulch Property Owner, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 10 0 579.00
401 11th Ave S, Nashville TN 37203

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

Vision Nashville Gulch, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 567.00
901 Division St, Nashville TN 37203

Motion to Change the Total Value to \$33,312,000, by John Green, second by Scott Tyrone,
unanimously approved. Land value of \$29,620,500 and Improvement value reduced to \$3,691,500.

VIII. Adjournment

Motion to adjourn by John Green, second by Scott Tyrone, unanimously approved.

Meeting adjourned 2:45 PM.

ATTEST:

APPROVED:
