



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday August 10, 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
- III. Review and Approval of Minutes
- IV. Public Comment Period
- V. Appeals:

8:30 AM

There was not an 8:30 AM session. All of the parcels for the entire week were heard at the 1PM session.

- VI. Roll Call

Members present included: Ms. Deb Dawson, Mr. Bruce Pierce, and Dr. Truitt Ellis. Also present were Herman Ruben and Nathan Burton, with the Office of the Property Assessor. Judson Bracewell with Ryan, LLC appeared on behalf of the property owners.

- VII. Review and Approval of Minutes: Review and Approval of Minutes from Monday August 3, 2026, Tuesday August 4, 2026, Wednesday August 5, 2026, and Thursday August 6, 2026, Motion by John Green, second by Truitt Ellis, unanimously approved.

****NOTE**** All parcels remaining for the week were all agreed to by both parties.

VIII. Appeals:

1:00 PM

Star Borrower SFR6, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 033 12 0 057.00
410 Janette Ave, Goodlettsville TN 37072

Motion to Change the Total value to \$308,800, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$67,000 and Improvement value reduced to \$241,800.

USCMF SN Tennessee A LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 034 14 0A 016.00
725 Maylene Dr, Madison TN 37115

Motion to Change the Total value to \$480,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$400,000.

HPA II Borrower 2020-2, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 043 06 0 204.00
512 Roosevelt Ave, Madison TN 37115

Motion to Change the Total value to \$385,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$85,000 and Improvement value reduced to \$300,000.

Star Borrower SFR6, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 162 08 0 055.00
4936 Shihmen Dr, Antioch TN 37013

Motion to Change the Total value to \$365,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$62,000 and Improvement value reduced to \$303,000.

SN Tennessee, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 164 13 0 083.00
3717 Asheford Trce, Antioch TN 37013

Motion to Change the Total value to \$379,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$78,000 and Improvement value reduced to \$301,000.

HPA II Borrower 2021-1, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 172 04 0 012.00
616 Monte Carlo Dr, Antioch TN 37013

Motion to Change the Total value to \$375,200, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$71,000 and Improvement value reduced to \$304,200.

Star 2022-SFR3 Borrower, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 133 12 0 143.00
283 Cathy Jo Dr, Nashville TN 37211

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

TBR SFR Nashville Owner 1, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 134 13 0 098.00
4806 Jeffrey Dr, Nashville TN 37211

Motion to Change the Total value to \$366,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$290,000.

TBR SFR Nashville Owner 1, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 147 06 0 206.00
5009 Suter Dr, Nashville TN 37211

Motion to Change the Total value to \$505,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$225,000 and Improvement value reduced to \$280,000.

Star Borrower SFR6, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 148 13 0 022.00
324 Melpar Dr, Nashville TN 37211

Motion to Change the Total value to \$418,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$68,000 and Improvement value reduced to \$350,000.

SFR XII Nashville Owner 1 LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 148 14 0 023.00
3942 E Ridge Dr, Nashville TN 37211

Motion to Change the Total value to \$347,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$68,000 and Improvement value reduced to \$279,000.

Star Borrower SFR6, L.P.
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 150 12 0C 054.00
901 Hill Ridge Dr, Antioch TN 37013

Motion to Change the Total value to \$396,900, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$320,900.

TBR SFR Nashville Owner 1, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 151 01 0A 132.00
3213 Newington Cv, Antioch TN 37013

Motion to Change the Total value to \$468,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$73,000 and Improvement value reduced to \$395,000.

Star Borrower SFR6, L.P.
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 151 09 0A 366.00
6476 Paddington Way, Antioch TN 37013

Motion to Change the Total value to \$438,800, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$79,800 and Improvement value reduced to \$359,000.

SFR XII Nashville Owner 1 LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 052 08 0 046.00
565 Pueblo Dr, Madison TN 37115

Motion to Change the Total value to \$492,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$105,000 and Improvement value reduced to \$387,000.

SFR XII NM Nashville Owner 1 LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 052 08 0 156.00
1128 Sioux Ter, Madison TN 37115

Motion to Change the Total value to \$372,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$94,500 and Improvement value reduced to \$277,500.

USCMF SN Tennessee A LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 053 09 0B 178.00
1025 Pawnee Trl, Madison TN 37115

Motion to Change the Total value to \$379,600, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$79,000 and Improvement value reduced to \$300,600.

TBR SFR Nashville Owner 1, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 053 13 0 095.00
609 Brentmeadow Cir, Madison TN 37115

Motion to Change the Total value to \$259,600, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$81,000 and Improvement value reduced to \$178,600.

BNTR SFR Owner LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 043 14 0B 028.00
2316 Franco Rd, Madison TN 37115

Motion to Change the Total value to \$367,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$69,000 and Improvement value reduced to \$298,000.

BNTR SFR Owner LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 043 14 0B 029.00
2320 Franco Rd, Madison TN 37115

Motion to Change the Total value to \$367,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$69,000 and Improvement value reduced to \$298,000.

Residential Home Buyer Nashville, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 050 11 0 150.00
3652 Chesapeake Dr, Nashville TN 37207

Motion to Change the Total value to \$293,800, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$60,000 and Improvement value reduced to \$233,800.

Residential Home Buyer Nashville, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 050 11 0 160.00
3605 Chesapeake Dr, Nashville TN 37207

Motion to Change the Total value to \$268,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$60,000 and Improvement value reduced to \$208,000.

Residential Home Buyer Nashville, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 053 09 0B 119.00
2181 Freeman Ln, Madison TN 37115

Motion to Change the Total value to \$357,900, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$79,000 and Improvement value reduced to \$278,900.

Jobin 22, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 076 01 0E 003.00
563 Tulip Grove Rd, Hermitage TN 37076

Motion to Change the Total value to \$408,600, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$328,600.

Star Borrower SFR6, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 061 03 0 163.00
5034 Inglewood Ct, Nashville TN 37216

Motion to Change the Total value to \$526,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$300,000 and Improvement value reduced to \$226,000.

Star Borrower SFR5, L.P.
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 064 16 0D 187.00
2624 Spring Farm Ln, Hermitage TN 37076

Motion to Change the Total value to \$369,300, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$78,000 and Improvement value reduced to \$291,300.

SFR XII NM Nashville Owner 1, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 075 05 0 027.00
318 Bonnahurst Dr, Hermitage TN 37076

Motion to Change the Total value to \$481,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$86,000 and Improvement value reduced to \$395,000.

SFR XII NM Nashville Owner 1, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 075 07 0 051.00
640 Des Moines Dr, Hermitage TN 37076

Motion to Change the Total value to \$483,400, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$90,000 and Improvement value reduced to \$393,400.

SFR XII NM Nashville Owner 1, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 075 09 0 039.00
211 Bonnafield Dr, Hermitage TN 37076

Motion to Change the Total value to \$392,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$86,000 and Improvement value reduced to \$306,000.

Star Borrower SFR6, LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 075 13 0 178.00
311 Bonnaridge Dr, Hermitage TN 37076

Motion to Change the Total value to \$344,000, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$86,000 and Improvement value reduced to \$258,000.

Invitation Homes 7 LP
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 098 09 0A 093.00
405 Breeze Pt, Hermitage TN 37076

Motion to Change the Total value to \$509,500, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$101,000 and Improvement value reduced to \$408,500.

Star Borrower SFR6, L.P.
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 133 08 0 168.00
412 Cathy Jo Cir, Nashville TN 37211

Motion to Change the Total value to \$417,600, by Truitt Ellis, second by Bruce Pierce,
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$341,600.

IX. Adjournment

Motion to adjourn by Truitt Ellis, second by Bruce Pierce, unanimously approved.

Meeting adjourned 1:25 PM.

ATTEST:

APPROVED:
