



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday August 19, 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. Carnell Scruggs, Mr. John Green, and Ms. Alexa Backner. Also present were Danielle Hancock 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

Strive Investment, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 071 08 0 261.00
336 E Trinity Ln, Nashville TN 37207

Motion to Change the Total Value to \$1,768,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$987,800 and Improvement value reduced to \$780,200.

Douglas Village, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 071 16 0 158.00
747 Douglas Ave, Nashville TN 37207

Motion to No Change the Total Value of \$13,745,900, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,377,600 and Improvement value of \$12,368,300.

Inglewood Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 072 07 0 132.00
2300 Riverside Dr, Nashville TN 37216

At the request of the appellant, this appeal is hereby withdrawn.

905 Cherokee Commercial, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 072 09 1Q 002.00
921 Cherokee Ave, Nashville TN 37207

Motion to No Change the Total Value of \$9,406,100, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$4,586,900 and Improvement value of \$4,819,200.

2700 Gallatin Pike Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 072 10 0 199.00
2700 Gallatin Pike, Nashville TN 37216

Motion to Change the Total Value to \$6,770,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$4,258,000 and Improvement value reduced to \$2,512,000.

2518 Gallatin Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 072 13 0 383.00
2510 Gallatin Ave, Nashville TN 37206

Motion to Change the Total Value to \$4,682,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,832,900 and Improvement value reduced to \$849,100.

Mannat Hotels, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 075 10 0 210.00
4119 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$1,573,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,339,500 and Improvement value reduced to \$233,500.

Hermitage Hills Center, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 075 13 0 214.00
0 Bonnaford Dr, Hermitage TN 37076

Motion to No Change the Total Land Value of \$533,200, by John Green, second by Carnell Scruggs,
unanimously approved. Land value of \$533,200.

Johnson/Richardson, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 075 13 0 227.00
3930 Lebanon Pike, Hermitage TN 37076

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

Anthony Chikuo Lee , Trustee
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 075 13 0 246.00
3910 Lebanon Pike, Hermitage TN 37076

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

Millan Holdings, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 075 14 0 135.00
4101 Lebanon Pike, Hermitage TN 37076

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

This concluded the 8:30 AM session. Motion to recess until the 1PM session, by John Green, second by
Carnell Scruggs, unanimously approved, at 10:45 AM.

VI. Roll Call

Members present included: Mr. Bruce Pierce, Mr. Michael Milliner, and Ms. Deb Dawson. Also present
were Danielle Hancock 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.

VII. Appeals:

1:00 PM

2400 Clarksville Owner, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 06 0 486.00
2400 Clarksville Pike, Nashville TN 37208

Motion to Change the Total Value to \$2,661,000, by Michael Milliner, second by Bruce Pierce,
unanimously approved. Land value of \$2,404,900 and Improvement value reduced to \$256,100.

Kelly Bonadies
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 07 0 333.00
1925 12th Ave N, Nashville TN 37208

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

ONTHEBUC, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 08 0 024.00
904 Buchanan St, Nashville TN 37208

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

934 Jefferson, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 11 0 027.00
2111 Buchanan St, Nashville TN 37208

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

Buchanan Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 11 0 411.00
1206 Buchanan St, Nashville TN 37208

Motion to No Change the Total Value of \$3,128,100, by Bruce Pierce, second by Michael Milliner, unanimously approved. Land value of \$784,100 and Improvement value of \$2,344,000.

The Farmington 3 Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 11 0 414.00
1200 Buchanan St, Nashville TN 37208

Motion to Change the Total Value to \$554,400, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value reduced to \$553,400 and Improvement value reduced to \$1,000.

934 Jefferson, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 16 0 399.00
934 Jefferson St, Nashville TN 37208

Motion to Change the Total Value to \$822,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value reduced to \$798,700 and Improvement value of \$23,300.

836 Dickerson Pike Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 02 0 053.00
838 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$3,719,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value reduced to \$3,718,000 and Improvement value of \$1,000.

836 Dickerson Pike Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 02 0 055.00
836 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$3,719,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value reduced to \$3,718,000 and Improvement value of \$1,000.

907 Dickerson Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 02 0 063.00
907 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$6,676,000, by Bruce Pierce, second by Michael Milliner, unanimously approved. Land value of \$5,174,900 and Improvement value reduced to \$1,501,100.

Invent Communities, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 03 0 416.00
901 Meridian St, Nashville TN 37207

Motion to Change the Total Value to \$5,300,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$1,350,000 and Improvement value reduced to \$3,950,000.

HC Van Buren, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 05 0 154.00
91 Van Buren St, Nashville TN 37208

Motion to Change the Total Value to \$11,384,000, by Bruce Pierce, second by Michael Milliner, unanimously approved. Land value reduced to \$11,284,000 and Improvement value reduced to \$100,000.

HC Hammermill, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 05 0 172.00
1400 Adams St, Nashville TN 37208

Motion to Change the Total Value to \$6,472,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$3,261,700 and Improvement value reduced to \$3,210,300.

830 Meridian Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 07 0 099.00
830 Meridian St, Nashville TN 37207

Motion to Change the Total Value to \$901,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$435,000 and Improvement value reduced to \$466,000.

809 Meridian Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 07 0 168.00
809 Meridian St, Nashville TN 37207

Motion to No Change the Total Value of \$2,814,800, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$642,500 and Improvement value of \$2,172,300.

TBD Holdings, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 09 0 100.00
1416 4th Ave N, Nashville TN 37208

Motion to Change the Total Value to \$2,086,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value reduced to \$1,986,000 and Improvement value reduced to \$100,000.

VIII. Adjournment

Motion to adjourn by Michael Milliner, second by Bruce Pierce, unanimously approved.

Meeting adjourned 2:55 PM.

ATTEST:

APPROVED:
