



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday September 3, 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. John Green, Mr. Scott Tyrone, and Ms. Michele Trueba. 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.

****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 Michele Trueba, second by Scott Tyrone, unanimously approved.

****ALSO NOTE**** Both parties agreed to hear the appeals scheduled for 09-03-2026 at the conclusion of the appeals for 09-02-2026. All parcels have been agreed to by both parties.

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

VI. Appeals:

8:30 AM

McFarland Investments, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 096 13 0 145.00
501 Donelson Pike, Nashville TN 37214

Motion to Change the Total Value to \$787,500, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$627,300 and Improvement value reduced to \$160,200.

McFarland Investments, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 096 13 0 146.00
505 Donelson Pike, Nashville TN 37214

Motion to Change the Total Value to \$262,500, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value reduced to \$227,200 and Improvement value of \$35,300.

Mahek Holdings, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 096 13 0 180.00
457 Donelson Pike, Nashville TN 37214

Motion to Change the Total Value to \$2,310,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$771,000 and Improvement value reduced to \$1,539,000.

Brian M Jernigan ET AL
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 103 02 0 059.00
300 White Bridge Pike, Nashville TN 37209

Motion to Change the Total Value to \$1,010,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$653,400 and Improvement value reduced to \$356,600.

Sylvan Park Retail Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 103 04 0 485.00
132 46th Ave N, Nashville TN 37209

Motion to Change the Total Value to \$2,000,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$784,100 and Improvement value reduced to \$1,215,900.

Village 21 Investment Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 104 08 0 146.00
1628 21st Ave S, Nashville TN 37212

Motion to Change the Total Value to \$6,240,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$2,940,300 and Improvement value reduced to \$3,299,700.

Village 21 Investment Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 104 08 00 002.00
1622 21st Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$6,796,300, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$3,806,800 and Improvement value of \$2,989,500.

Blair Partners LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 104 16 0 003.00
2102 Blair Blvd, Nashville TN 37212

Motion to Change the Total Value to \$988,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$731,800 and Improvement value reduced to \$256,200.

Blair Partners LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 104 16 0 004.00
2108 Blair Blvd, Nashville TN 37212

Motion to Change the Total Value to \$988,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value reduced to \$978,600 and Improvement value of \$9,400.

This concluded the 8:30 AM session of 09-03-2026. The independent MBOE continued with the 1PM session of 09-03-2026.

VII. Appeals:

1:00 PM

The Carr Farm Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 024 00 0 085.00
652 Dry Creek Rd, Goodlettsville TN 37072

Motion to Change the Total Value to \$418,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$113,800 and Improvement value reduced to \$304,200.

Hills Hollow Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 025 00 0 043.00
342 Dry Creek Rd, Goodlettsville TN 37072

Motion to Change the Total Value to \$387,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$220,200 and Improvement value reduced to \$166,800.

8 Ten Farm Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 032 00 0 073.00
1440 Campbell Rd, Goodlettsville TN 37072

Motion to Change the Total Value to \$640,516, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$60,516 and Improvement value reduced to \$580,000.

The 8 Ten Farm Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 032 00 0 148.00
1426 Campbell Rd, Goodlettsville TN 37072

Motion to Change the Total Value to \$475,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$147,700 and Improvement value reduced to \$327,300.

ON Investments, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 060 12 0 037.00
212 Sunset Dr, Nashville TN 37207

Motion to Change the Total Value to \$475,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value reduced to \$380,100 and Improvement value of \$94,900.

VIII. Adjournment

Motion to adjourn by Scott Tyrone, second by Michele Trueba, unanimously approved.

Meeting adjourned 4:35 PM.

ATTEST:

APPROVED:
