



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday September 1, 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. Lori Caste, Mr. Scott Tyrone, and Ms. Deb Dawson. Also present were Herman Ruben and Andrea Wandell, 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: Review and Approval of Minutes from Wednesday August 19, 2026, Thursday August 20, 2026, Monday August 24, 2026, and Wednesday August 26, 2026, Motion by Lori Caste, second by Scott Tyrone, unanimously approved.
- IV. New Business:
- V. Public Comment Period
- VI. Appeals:

8:30 AM

William Terry Cantrell
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 16 0 126.00
1904 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$2,669,000, by Scott Tyrone, second by Lori Caste, unanimously approved. Land value reduced to \$2,668,000 and Improvement value reduced to \$1,000.

Division St. Boys, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 16 0 255.00
1913 Division St, Nashville TN 37203

Motion to Change the Total Value to \$3,500,000, by Scott Tyrone, second by Lori Caste,
unanimously approved. Land value of \$3,000,000 and Improvement value reduced to \$500,000.

Magnolia 1903 Division LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 16 0 261.00
1903 Division St, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

NEWCO ARC, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 044.00
244 Rep John Lewis Way N, Unit 101, Nashville TN 37219

Motion to Change the Total Value to \$1,106,000, by Scott Tyrone, second by Lori Caste,
unanimously approved. Land value of \$787,500 and Improvement value reduced to \$318,500.

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 046.00
238 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total Value to \$751,000, by Lori Caste, second by Scott Tyrone,
unanimously approved. Land value of \$750,000 and Improvement value reduced to \$1,000.

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 047.00
236 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total Value to \$2,041,000, by Scott Tyrone, second by Lori Caste,
unanimously approved. Land value of \$2,040,000 and Improvement value reduced to \$1,000.

Historic Restorations LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 049.00
421 Union St, Nashville TN 37219

Motion to Change the Total Value to \$1,480,000, by Scott Tyrone, second by Lori Caste,
unanimously approved. Land value of \$1,050,000 and Improvement value reduced to \$430,000.

419 Union LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 050.00
419 Union St, Nashville TN 37219

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

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 051.00
417 Union St, Nashville TN 37219

Motion to Change the Total Value to \$2,080,000, by Scott Tyrone, second by Lori Caste, unanimously approved. Land value of \$1,250,000 and Improvement value reduced to \$830,000.

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 052.00
411 Union St, Nashville TN 37219

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

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 056.00
239 4th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$755,100, by Scott Tyrone, second by Lori Caste, unanimously approved. Land value of \$750,000 and Improvement value of \$5,100.

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 058.00
237 4th Ave N, Nashville TN 37219

Motion to No Change the Total Value of \$803,400, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value of \$800,000 and Improvement value of \$3,400.

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 059.00
223 4th Ave N, Nashville TN 37219

Motion to Change the Total Value to \$9,400,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value reduced to \$9,300,100 and Improvement value of \$99,900.

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 1 044.00
230 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total Value to \$5,600,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value reduced to \$5,579,500 and Improvement value of \$20,500.

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 1 045.00
226 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total Value to \$2,549,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value reduced to \$2,548,000 and Improvement value reduced to \$1,000.

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 1 046.00
218 Rep John Lewis Way N, Nashville TN 37219

Motion to Change the Total Value to \$3,761,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value reduced to \$3,760,000 and Improvement value reduced to \$1,000.

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 1 055.00
217 4th Ave N, Nashville TN 37219

Motion to continue this parcel until Thursday September 17, 2026, to allow for a Field Review to determine the correct Square footage, by Lori Caste, second by Scott Tyrone, unanimously approved.

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 1B 606.00
233 Rep John Lewis Way N, Nashville TN 37219

Motion to No Change the Total Value of \$600,600, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value of \$95,000 and Improvement value of \$505,600.

NEWCO ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 1B 607.00
229 Rep John Lewis Way N, Nashville TN 37219

Motion to No Change the Total Value of \$378,500, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value of \$95,000 and Improvement value of \$283,500.

This concluded the 8:30 AM session. Motion to recess until the 1PM session, by Lori Caste, second by Scott Tyrone, unanimously approved, at 12:05 PM.

VII. Roll Call

Members present included: Mr. John Green, Mr. Bruce Pierce, and Ms. Melba Jackson. Also present were Herman Ruben and Andrea Wandell, 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 Ms. Melba Jackson, Temporary Chair, for this meeting, Motion by John Green, second by Bruce Pierce, unanimously approved.

VIII. Appeals:

1:00 PM

217 Third Owners LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 154.00
217 3rd Ave N, Nashville TN 37201

Motion to Change the Total Value to \$9,775,500, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$9,774,500 and Improvement value reduced to \$1,000.

The FED, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 157.00
226 3rd Ave N, Nashville TN 37201

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

215 Third Owners LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3 163.00
215 3rd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$2,766,500, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$2,752,000 and Improvement value of \$14,500.

211 Printers Alley, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 02 3B 001.00
211 3rd Ave N, Unit 100, Nashville TN 37201

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

Sudekum, L.P.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 05 0 184.00
912 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$15,453,000, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$15,401,700 and Improvement value of \$51,300.

618 HCK, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 05 2 011.00
207 7th Ave N, Nashville TN 37219

Motion to Change the Total Value to \$7,143,100, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$6,822,900 and Improvement value of \$320,200.

Yogi, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 1f 102.00
162 4th Ave N, Unit 102, Nashville TN 37219

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

Callisto Properties, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 2 002.00
174 3rd Ave N, Nashville TN 37201

Motion to Change the Total Value to \$5,192,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$4,280,000 and Improvement value reduced to \$912,000.

Commerce Street Venture
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 2 013.00
300 Commerce St, Nashville TN 37201

Motion to Change the Total Value to \$28,990,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$24,675,200 and Improvement value reduced to \$4,314,800.

300 Broadway, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 2 029.00
300 Broadway, Nashville TN 37201

Motion to No Change the Total Value of \$67,504,100, by Bruce Pierce, second by John Green,
unanimously approved. Land value of \$7,586,400 and Improvement value of \$59,917,700.

Commerce Street Venture
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 2 030.00
200 Commerce St, Nashville TN 37201

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

Vortex LFG LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 2 044.00
200 Broadway, Nashville TN 37201

Motion to No Change the Total Value of \$58,349,300, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$4,590,000 and Improvement value of \$53,759,300.

522 4th Ave S LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 2 058.00
135 2nd Ave N, Nashville TN 37201

Motion to Change the Total Value to \$7,130,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$3,672,000 and Improvement value reduced to \$3,458,000.

Wildhorse Saloon Entertainment
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 2 081.00
120 2nd Ave N, Nashville TN 37201

Motion to continue this parcel until Thursday September 17, 2026, to allow for a Field Review to determine the correct Square footage, by John Green, second by Bruce Pierce, unanimously approved.

Lester L. turner, Jr., Trustee & Currey Turner Thornton, Trustee
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 2 102.00
101 Broadway, Nashville TN 37201

Motion to continue this parcel until Thursday September 17, 2026, to allow for a Field Review to determine the correct Square footage, by John Green, second by Bruce Pierce, unanimously approved.

Grand Ole Opry, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 071.00
116 Rep John Lewis Way N, Nashville TN 37219

Motion to continue this parcel until Thursday September 17, 2026, to allow for a Field Review to determine the correct Square footage, by John Green, second by Bruce Pierce, unanimously approved.

IX. Adjournment

Motion to adjourn by John Green, second by Bruce Pierce, unanimously approved.

Meeting adjourned 5:05 PM.

ATTEST:

APPROVED:
