



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday September 14, 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. Bruce Pierce, and Ms. Alexa Backner. Also present were Herman Ruben 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: Review and Approval of Minutes from Monday August 31, 2026, Motion by Lori Caste, second by Bruce Pierce, unanimously approved.
- IV. New Business:
- V. Public Comment Period
- VI. Appeals:

8:30 AM

509 Houston, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 03 0 185.00
509 Houston St, Nashville TN 37203

Motion to Change the Total Value to \$1,305,000, by Bruce Pierce, second by Lori Caste, unanimously approved. Land value of \$1,125,000 and Improvement value reduced to \$180,000

Sumanbhai U. Patel & Sanket Patel
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 04 0 349.00
353 Murfreesboro Pike, Nashville TN 37210

At the request of the appellant, this appeal is hereby withdrawn.

Dragonfly Property, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 07 1B 104.00
610 Merritt Ave, Nashville TN 37203

Motion to Change the Total Value to \$1,003,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$165,000 and Improvement value reduced to \$838,000

P & M Investment Company 1, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 106 01 0 150.00
860 Elm Hill Pike, Nashville TN 37210

Motion to Change the Total Value to \$893,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$892,000 and Improvement value reduced to \$1,000

3201 Belmont Investment Partners
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 08 0 064.00
3201 Belmont Blvd, Nashville TN 37212

Motion to No Change the Total Value of \$4,231,500, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$2,875,000 and Improvement value of \$1,356,500

Coventry Partners
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 130.00
2209 Bandywood Dr, Nashville TN 37215

Motion to No Change the Total Value of \$5,664,300, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$5,409,200 and Improvement value of \$255,100

Hillsboro Plaza Retail Partners I
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 141.00
3900 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$13,038,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$13,037,000 and Improvement value reduced to \$1,000

Hillsboro Plaza Retail Partners I
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 142.00
2030 Richard Jones Rd, Nashville TN 37215

Motion to No Change the Total Value of \$2,425,200, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$2,395,800 and Improvement value of \$29,400

Hillsboro Plaza Retail Partners I
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 157.00
2012 Richard Jones Rd, Unit 12, Nashville TN 37215

Motion to Change the Total Value to \$8,001,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$8,000,000 and Improvement value reduced to \$1,000

Hillsboro Plaza Retail Partners I
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 158.00
2010 Richard Jones Rd, Nashville TN 37215

Motion to No Change the Total Value of \$2,931,800, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$2,613,600 and Improvement value of \$318,200

Endeavor Partners, LLC & 4012 GH, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 150.00
4012 Hillsboro Pike, Nashville TN 37215

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

Hillsboro Plaza Retail Partners I
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 161.00
2034 Richard Jones Rd, Nashville TN 37215

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

MW Retail Partners
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 163.00
3908 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$3,625,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$3,624,000 and Improvement value of \$1,000

Twelve South Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 01 0 045.00
2705 12th Ave S, Nashville TN 37204

Motion to Change the Total Value to \$5,098,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$2,962,000 and Improvement value reduced to \$2,136,000

CMP Realty Company, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 02 0 287.00
0 Kirkwood Ave, Nashville TN 37204

Motion to Change the Total Value to \$6,910,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$6,900,000 and Improvement value reduced to \$10,000

CMP Realty Company, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 06 0 163.00
816 Gale Ln, Nashville TN 37204

Motion to Change the Total Value to \$4,092,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$3,992,000 and Improvement value reduced to \$100,000

AM Investors, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 06 0 160.00 001
0 Franklin Pike, Nashville TN 37204

Motion to No Change the Total Land Value of \$2,000,300, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$2,000,300

AM Investors, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 06 0 160.00 002
0 Gale Ln, Nashville TN 37204

Motion to Change the Total Value to \$2,832,700, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$2,724,200 and Improvement value of \$108,500.

This concluded the 8:30 AM session. Motion to recess until the 1PM session, by Lori Caste, second by
Bruce Pierce, unanimously approved, at 10:40 AM.

VII. Roll Call

Members present included: Mr. John Green, Mr. Carnell Scruggs, and Ms. Deb Dawson. Also present were
Herman Ruben 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.

VIII. Appeals:

1:00 PM

Troy Smith & Jeanie Smith
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 11 0 145.00
720 Thompson Ln, Nashville TN 37204

Motion to No Change the Total Value of \$647,100, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$544,500 and Improvement value of \$102,600.

CBR Thompson Lane, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 12 0 065.00
614 Thompson Ln, Nashville TN 37211

Motion to Change the Total Value to \$1,521,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$1,520,000 and Improvement value reduced to \$1,000.

Kamel Abdel Ikbariah Gift Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 119 04 0 134.01
302 Thompson Ln, Nashville TN 37204

Motion to continue this parcel until Wednesday September 16, 2026 at 1PM, Motion by John Green, second by Carnell Scruggs, unanimously approved.

Kamel Abdel Ikbariah Gift Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 119 04 0 135.00
1101 Murfreesboro Pike, Nashville TN 37217

Motion to continue this parcel until Wednesday September 16, 2026 at 1PM, Motion by John Green, second by Carnell Scruggs, unanimously approved.

Kamel Abdel Ikbariah Gift Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 120 01 0 001.00
1113 Murfreesboro Pike, Nashville TN 37217

Motion to continue this parcel until Wednesday September 16, 2026 at 1PM, Motion by John Green, second by Carnell Scruggs, unanimously approved.

Kamel Abdel Ikbariah Gift Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 120 01 0 166.00
1125 Murfreesboro Pike, Nashville TN 37217

Motion to continue this parcel until Wednesday September 16, 2026 at 1PM, Motion by John Green, second by Carnell Scruggs, unanimously approved.

Ashraf Rezai
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 119 05 0 194.00
2516 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$812,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$667,100 and Improvement value reduced to \$144,900.

Hillsboro Circle and Drive Retail Partners
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 131 02 0 022.00
2122 Hillsboro Dr, Nashville TN 37215

Motion to No Change the Total Value of \$8,827,900, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$8,712,000 and Improvement value of \$115,900.

2121 Abbott Martin Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 131 02 0 097.00
4044 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$8,368,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$6,600,000 and Improvement value reduced to \$1,768,000.

HTC Partners
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 131 02 0 102.00
4106 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$2,100,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$1,799,300 and Improvement value of \$300,700.

Hillsboro Road Retail Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 131 02 0 103.00
4106-B Hillsboro Pike, Nashville TN 37215

Motion to Change the Total Value to \$3,248,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$3,065,600 and Improvement value of \$182,400.

Park Place 4105 Hillsboro Pike, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 131 02 0 205.00
4105 Hillsboro Pike, Nashville TN 37215

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

3656 Trousdale Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 133 00 0 139.00
3656 Trousdale Dr, Nashville TN 37204

Motion to No Change the Total Value of \$3,850,700, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,664,000 and Improvement value of \$2,186,700.

PNE Investment, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 133 01 0 103.00
3101 Nolensville Pike, Nashville TN 37211

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

Ashraf Rezeai
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 133 10 0 032.00
3741 Nolensville Pike, Nashville TN 37211

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

IX. Adjournment

Motion to adjourn by John Green, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 3:05 PM.

ATTEST:

APPROVED:
