



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday September 2, 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. Derrick Starks, and Ms. Alexa Backner. Also present were Danielle Hancock and Elias Anderson, 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. New Business:
- V. Public Comment Period
- VI. Appeals:

8:30 AM

Country Legends, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 072.00
424 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$11,082,300, by Derrick Starks, second by Carnell Scruggs, unanimously approved. Land value of \$10,608,000 and Improvement value of \$474,300.

Sanderson Family Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 074.00
420 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$14,561,000, by Derrick Starks, second by Carnell Scruggs, unanimously approved. Land value of \$3,900,000 and Improvement value of \$10,661,000.

Hawkridge Strategic Realty LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 078.00
412 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$25,028,900, by Carnell Scruggs, second by Derrick Starks, unanimously approved. Land value of \$6,501,600 and Improvement value of \$18,527,300.

Sedona Sun, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 107.00
423 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$13,160,000, by Carnell Scruggs, second by Derrick Starks, unanimously approved. Land value of \$2,760,000 and Improvement value of \$10,400,000.

417 Broadway Owner LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 110.00
417 Broadway, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

411, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 111.00
411 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$74,225,300, by Carnell Scruggs, second by Derrick Starks, unanimously approved. Land value of \$14,040,000 and Improvement value of \$60,185,300.

104 5th Avenue South Investors, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 112.00
104 Rep John Lewis Way S, Nashville TN 37203

Motion to Change the Total Value to \$6,460,000, by Derrick Starks, second by Carnell Scruggs, unanimously approved. Land value of \$2,136,000 and Improvement value reduced to \$4,324,000.

Zindagi, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4 005.00
312 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$17,157,300, by Carnell Scruggs, second by Derrick Starks, unanimously approved. Land value of \$3,792,000 and Improvement value of \$13,365,300.

JBW Holdings, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4 006.00
409 Broadway, Nashville TN 37203

Motion to No Change the Total Value of \$21,204,300, by Carnell Scruggs, second by Derrick Starks, unanimously approved. Land value of \$5,400,000 and Improvement value of \$15,804,300.

JRC Holdings, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4 030.00
119 3rd Ave S, Unit 100, Nashville TN 37201

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

119 South, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4 031.00
121 3rd Ave S, Nashville TN 37201

Motion to Change the Total Value to \$19,830,000, by Carnell Scruggs, second by Derrick Starks, unanimously approved. Land value of \$4,240,000 and Improvement value reduced to \$15,590,000.

Hastings Holdings, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4 032.00
127 3rd Ave S, Nashville TN 37201

Motion to Change the Total Value to \$18,365,100, by Carnell Scruggs, second by Derrick Starks, unanimously approved. Land value of \$5,212,800 and Improvement value reduced to \$13,152,300.

Hastings Holdings, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4 033.00
129 3rd Ave S, Nashville TN 37201

Motion to No Change the Total Value of \$2,904,900, by Carnell Scruggs, second by Derrick Starks, unanimously approved. Land value of \$2,896,000 and Improvement value of \$8,900.

BB Broadway LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4 045.00
209 Broadway, Nashville TN 37201

Motion to No Change the Total Value of \$67,181,600, by Carnell Scruggs, second by Derrick Starks, unanimously approved. Land value of \$7,288,800 and Improvement value of \$59,892,800.

Strategic Realty Partners LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4 046.00
207 Broadway, Nashville TN 37201

Motion to No Change the Total Value of \$8,882,300, by Carnell Scruggs, second by Derrick Starks, unanimously approved. Land value of \$3,658,800 and Improvement value of \$5,223,500.

This concluded the 8:30 AM session. Motion to recess until the 1PM session, by Derrick Starks, second by Carnell Scruggs, unanimously approved, at 10:55 AM.

VII. Roll Call

Members present included: Mr. John Green, Mr. Scott Tyrone, and Ms. Michele Trueba. Also present were Danielle Hancock and Elias Anderson, 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.

VIII. Appeals:

1:00 PM

NNN Vineyard Springs Apartments 30, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4 051.00
123 2nd Ave S, Nashville TN 37201

Motion to Change the Total Value to \$13,300,000, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$9,936,800 and Improvement value reduced to \$3,363,200.

Laurence M. Papel, Trustee
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 4 059.00
126 2nd Ave S, Nashville TN 37201

Motion to Change the Total Value to \$4,300,000, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value reduced to \$4,272,100 and Improvement value of \$27,900.

Somera Road-Gibson Nashville, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0 083.00
1102 Grundy St, Nashville TN 37203

Motion to Change the Total Value to \$14,500,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value reduced to \$14,490,000 and Improvement value reduced to \$10,000.

Nayankumar Patel & Nishith Jobalia
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0 103.00
110 George L. Davis Blvd, Nashville TN 37203

Motion to Change the Total Value to \$2,230,700, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value reduced to \$2,229,700 and Improvement value reduced to \$1,000.

Nayankumar Patel & Nishith Jobalia
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0 104.00
112 George L. Davis Blvd, Nashville TN 37203

Motion to No Change the Total Value of \$2,314,300, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$2,310,000 and Improvement value of \$4,300.

Martin & Martin Properties, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0 107.00
123 12th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$9,475,000, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value reduced to \$9,375,000 and Improvement value reduced to \$100,000.

FP Investors, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0C 001.00
211 12th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$5,420,000, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$4,746,000 and Improvement value reduced to \$674,000.

Nashville Gulch PII JV Holdings
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 09 0G 001.00
1212 Demonbreun St, Nashville TN 37203

Motion to Change the Total Value to \$5,124,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$120,000 and Improvement value reduced to \$5,004,000.

Treglown Patton Warner
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 11 0 064.00
1 Hermitage Ave, Nashville TN 37210

Motion to Change the Total Value to \$786,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$781,600 and Improvement value of \$4,400.

Muse Garage LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 11 0H 058.00
63 Lindsley Ave, Nashville TN 37210

Motion to Change the Total Value to \$805,000, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$120,000 and Improvement value reduced to \$685,000.

YER Man, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 13 0 006.00
115 16th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$7,449,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value reduced to \$7,349,000 and Improvement value reduced to \$100,000.

601 9th Ave S, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 028.00
601 9th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$6,274,000, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value reduced to \$6,273,000 and Improvement value reduced to \$1,000.

522 4th Ave S, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 029.00
609 9th Ave S, Nashville TN 37203

Motion to Change the Total Value to \$5,228,000, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$5,071,400 and Improvement value of \$156,600.

Sila Developments, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 462.00
501 Lafayette St, Nashville TN 37203

Motion to Change the Total Value to \$5,225,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value reduced to \$5,187,300 and Improvement value of \$37,700.

Making Bacon, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 563.00
903 Gleaves St, Nashville TN 37203

Motion to Change the Total Value to \$4,816,000, by Michele Trueba, second by Scott Tyrone,
unanimously approved. Land value reduced to \$4,459,200 and Improvement value of \$356,800.

Albion 636 Division LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 574.00
636 Division St, Nashville TN 37203

Motion to Change the Total Value to \$5,000,000, by Michele Trueba, second by Scott Tyrone,
unanimously approved. Land value reduced to \$4,967,600 and Improvement value of \$32,400.

IX. Adjournment

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

Meeting adjourned 3:55 PM.

ATTEST:

APPROVED:
