MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday September 29, 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, Ms. Whitney Ellis, and Ms. Deb Dawson. Also present were Herman Ruben, Lynda Collier, and Joel Phillips, with the Office of the Property Assessor. Richard Hunt with Evans and Petree appeared on behalf of the property owners.

III. Review and Approval of Minutes: Review and Approval of Minutes from Tuesday September 22, 2026, and Thursday September 24, 2026, Motion by John Green, second by Whitney Ellis, unanimously approved.

IV. New Business:

V. Public Comment Period

VI. Appeals:

8:30 AM

Lotus Enterprises, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 050 00 0 066.00
3533 Dickerson Pike, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

UJT, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 058 16 0 140.00
4160 Clarksville Pike, Nashville TN 37218

Motion to No Change the Total Value of $1,964,900, by John Green, second by Whitney Ellis, unanimously approved. Land value of $334,300 and Improvement value of $1,630,600

Mukeshkumar K. Patel & Sangit Patel
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 061 15 0 319.00
3710 Gallatin Pike N, Nashville TN 37216

Motion to Change the Total Value to $2,013,500, by John Green, second by Whitney Ellis, unanimously approved. Land value of $2,012,500 and Improvement value reduced to $1,000.

Springhouse Golf, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 062 00 0 065.00
18 Springhouse Ln, Nashville TN 37214

Motion to Change the Total Value to $8,883,200, by John Green, second by Whitney Ellis, unanimously approved. Land value of $3,083,200 and Improvement value reduced to $5,800,000.

Danner-Eller Golf Properties, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 063 00 0 095.00
444 Hadley's Bend Blvd, Old Hickory TN 37138

Motion to No Change the Total Value of $4,465,700, by John Green, second by Whitney Ellis, unanimously approved. Land value of $3,053,100 and Improvement value of $1,412,600.

Danner-Eller Golf Properties, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 063 00 0 204.00
3939 Old Hickory Blvd, Old Hickory TN 37138

Motion to Change the Total Value to $5,930,300, by John Green, second by Whitney Ellis, unanimously approved. Land value of $1,853,600 and Improvement value reduced to $4,076,700.

JAI SHRI Krishna, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 075 10 0 001.01
4201 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to $1,908,000, by John Green, second by Whitney Ellis, unanimously approved. Land value of $679,500 and Improvement value reduced to $1,228,500.

Bachu Patel & Gitaben B Patel
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 083 09 0 141.00
1101 Woodland St, Nashville TN 37206

Motion to Change the Total Value to $1,580,500, by Whitney Ellis, second by John Green, unanimously approved. Land value of $1,579,500 and Improvement value reduced to $1,000.

Slate Ridge Holdings, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 086 00 0 762.00
5201 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total Value to $2,641,000, by John Green, second by Whitney Ellis, unanimously approved. Land value of $1,306,800 and Improvement value reduced to $1,334,200.

Brock-Sloss, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 09 0 221.00
3600 Charlotte Ave, Nashville TN 37209

Motion to Change the Total Value to $5,380,000, by John Green, second by Whitney Ellis, unanimously approved. Land value of $4,140,000 and Improvement value reduced to $1,240,000.

RAM Lakhan, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 097 00 0 121.00
5835 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total Value to $1,272,000, by John Green, second by Whitney Ellis, unanimously approved. Land value of $283,100 and Improvement value reduced to $988,900.

Slate Ridge Holdings, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 181 00 0 292.00
6704 Nolensville Pike, Brentwood TN 37027

Motion to Change the Total Value to $3,465,000, by John Green, second by Whitney Ellis, unanimously approved. Land value of $1,878,300 and Improvement value reduced to $1,586,700.

This concluded the 8:30 AM session. Motion to recess until the 1PM session, by John Green, second by Whitney Ellis, unanimously approved, at 11:00 AM.

VII. Roll Call

Members present included: Ms. Melba Jackson, Ms. Lori Caste, and Ms. Alexa Backner. Also present were Herman Ruben, Lynda Collier and Joel Phillips, with the Office of the Property Assessor. Barb Walker with Grant Thornton on behalf of Jenkins Property, LLC, and Joseph Calvanico, MAI Appraiser and Richard Hunt with Evans and Petree appeared on behalf of the property owners.

VIII. Appeals:

1:00 PM

Jenkins Property, L.P. ET AL
Barb Walker with Grant Thornton, appeared
Parcel ID 071 07 0 261.00
130 W Trinity Ln, Nashville TN 37207

Motion to Change the Total Value to $5,609,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of $3,293,100 and Improvement value reduced to $2,315,900.

1:15 PM

The Gifford Partnership & William C. Gifford
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 022 00 0 161.00
204 Gifford Pl, Joelton TN 37080

Motion to Change the Total Value to $6,500,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of $1,198,800 and Improvement value reduced to $5,301,200.

Artunian 1979 Family Trust & Artunian Trust & ET AL
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 034 06 0 035.00
741 Myatt Dr, Madison TN 37115

Motion to Change the Total Value to $2,683,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of $1,346,000 and Improvement value reduced to $1,337,000.

Jenkins Property, L.P. ET AL
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 071 07 0 268.00
2020 Lucas Ln, Nashville TN 37207

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

2030 25th Ave, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 06 0 331.00
0 24th Ave N, Nashville TN 37208

Motion to No Change the Total Value of $265,600, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of $243,300 and Improvement value of $22,300.

2030 25th Ave, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 06 0 336.00
2030 25th Ave N, Nashville TN 37208

Motion to Change the Total Value to $3,364,400, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of $1,665,000 and Improvement value reduced to $1,699,400.

HGIT Nashville Self Storage, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 091 12 0 174.00
4311 Alabama Ave, Nashville TN 37209

Motion to Change the Total Value to $12,332,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of $3,201,700 and Improvement value reduced to $9,130,300.

1900 Warner JV, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 07 0 334.00
627 19th Ave N, Nashville TN 37203

Motion to Change the Total Value to $17,449,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value reduced to $5,000,000 and Improvement value reduced to $12,449,000.

Dillard Tennessee Operating LTD. PTRSP.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 429.00
2140 Abbott Martin Rd, Nashville TN 37215

Motion to No Change the Total Value of $54,476,700, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of $7,082,900 and Improvement value of $47,393,800.

Realty Income Properties 25, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 134 00 0 125.00
1300 Antioch Pike, Nashville TN 37211

Motion to Change the Total Value to $11,795,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of $11,317,700 and Improvement value reduced to $477,300.

Majed N Massad & Amanda Massad
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 161 04 0 180.00
401 Tusculum Rd, Nashville TN 37211

Motion to Change the Total Value to $1,495,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of $1,123,900 and Improvement value reduced to $371,100.

Nolan Capital, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 161 04 0 191.00
5114 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to $533,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value reduced to $345,000 and Improvement value of $188,000.

Concord Place Associates, GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 181 00 0 007.00
10638 Concord Rd, Brentwood TN 37027

Motion to Change the Total Value to $14,580,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of $6,048,000 and Improvement value reduced to $8,532,000.

Ashok Patel
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 183 00 0 085.00
13001 Old Hickory Blvd, Antioch TN 37013

Motion to Change the Total Value to $3,657,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of $860,700 and Improvement value reduced to $2,796,300.

IX. Adjournment

Motion to adjourn by Lori Caste, second by Melba Jackson, unanimously approved.

Meeting adjourned 4:15 PM.

ATTEST: **APPROVED:**

_____ _____