



## **MINUTES**

### **INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION**

**Tuesday August 5, 2025**

**8:30 AM & 1:00 PM**

**Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 President Ronald Reagan Way, Suite 210**

I. Call To Order

II. Roll Call

Members present included: Ms. Lori Caste, Mr. Michael Milliner, and Ms. Alexa Coulton Backner. Also present were Herman Ruben, and Elias Anderson with the Office of the Property Assessor.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair being present for this meeting, the independent MBOE elected Ms. Alexa Coulton Backner, Temporary Chair for this meeting, Motion by Lori Caste, second by Michael Milliner, unanimously approved.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

Micheal Rippetoe and Karen Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 025 08 0 053.00  
503 S Main St, Goodlettsville TN 37072

At the request of the appellant, this appeal is hereby withdrawn.

Mike D. Rippetoe and Karen E. Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 033 00 0 063.00  
1401 Dickerson Pike, Goodlettsville TN 37072

Motion to Change the Total value to \$1,690,000, by Michael Milliner, second by Lori Caste,  
unanimously approved. Land value of \$489,700 and Improvement value reduced to \$1,200,300.

Willie Taylor & Rebecca Taylor  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 041 00 0 176.00  
3569 Brick Church Pike, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

Michael D. Rippetoe, ET UX  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 041 12 0 138.00  
3823 Dickerson Pike, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

Michael D. Rippetoe and Karen Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 041 12 0 139.00  
3844 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total value of \$1,341,500, by Michael Milliner, second by Lori Caste,  
unanimously approved. Land value of \$403,000 and Improvement value of \$938,500.

Karen Rippetoe & Michael D. Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 041 12 0 140.00  
3848 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Land value to \$365,000, by Lori Caste, second by Michael Milliner,  
unanimously approved. Land value reduced to \$365,000.

Mike Rippetoe & Karen Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 041 12 0 143.00  
3852 Dickerson Pike, Nashville TN 37207

Motion to Change the Total value to \$1,087,000, by Lori Caste, second by Michael Milliner,  
unanimously approved. Land value of \$415,100 and Improvement value reduced to \$671,900.

Karen Rippetoe & Michael D. Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 041 12 0 146.00  
3852 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total value of \$1,369,600, by Michael Milliner, second by Lori Caste,  
unanimously approved. Land value of \$257,100 and Improvement value of \$1,112,500.

Mike Rippetoe & Karen B. Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 050 00 0 044.00  
3522 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Land value of \$188,200, by Michael Milliner, second by Lori Caste,  
unanimously approved. Land value of \$188,200.

KMC Properties  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 060 00 0 026.00  
2909 Brick Church Pike, Nashville TN 37207

Motion to Change the Total value to \$11,600,000, by Michael Milliner, second by Lori Caste,  
unanimously approved. Land value of \$2,132,300 and Improvement value reduced to \$9,467,700.

Michael D. Rippetoe & Karen K. Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 060 00 0 067.00  
2927 Brick Church Pike, Nashville TN 37207

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

Michael D. Rippetoe & Karen K. Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 060 08 0 059.00  
2939 Dickerson Pike, Nashville TN 37207

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

Rippetoe Properties, LLC  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 061 11 0 214.00  
1101 Riverwood Dr, Nashville TN 37216

Motion to No Change the Total value of \$2,571,500, by Michael Milliner, second by Lori Caste,  
unanimously approved. Land value of \$1,265,400 and Improvement value of \$1,306,100.

Michael D. Rippetoe & Karen E. Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 104 06 0 055.00  
103 Murphy Ct, Nashville TN 37203

Motion to Change the Total value to \$1,480,000, by Michael Milliner, second by Lori Caste, unanimously approved. Land value of \$1,437,500 and Improvement value reduced to \$42,500.

Michael Rippetoe & Karen Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 114 00 0 292.00  
601 Old Hickory Blvd, Nashville TN 37209

Motion to Change the Total value to \$1,682,000, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$771,000 and Improvement value reduced to \$911,000.

Michael D. Rippetoe & Karen K. Rippetoe  
Michael Rippetoe, Karen Rippetoe and Cory Eldridge, appeared  
Parcel ID 142 00 0 351.00  
273 Hicks Rd, Nashville TN 37221

Motion to Change the Total value to \$1,485,000, by Lori Caste, second by Michael Milliner, unanimously approved. Land value reduced to \$1,303,300 and Improvement value of \$181,700.

This concluded the morning session at 11:52 AM. The Board recessed until the 1:00 PM session. Motion by Lori Caste, second by Michael Milliner, unanimously approved.

#### VI. Roll Call

Members present included: Ms. Deb Dawson, Ms. Mia Parker, and Mr. John Green. Also present were Herman Ruben, and Elias Anderson with the Office of the Property Assessor.

1:00 PM

Nashville Medical Investors, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 053 00 0 051.00  
1250 Robinson Rd, Old Hickory TN 37138

Motion to Change the Total value to \$19,520,000, by Mia Parker, second by John Green, unanimously approved. Land value of \$4,877,500 and Improvement value reduced to \$14,642,500.

HCPI/Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 086 00 0 064.00 001  
5651 Frist Blvd, Hermitage TN 37076

Motion to Change the Total value to \$19,200,000, by Mia Parker, second by John Green, unanimously approved. Land value of \$321,600 and Improvement value reduced to \$18,878,400.

HCPI/Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 086 00 0 064.00 002  
0 Frist Blvd, Hermitage TN 37076

Motion to Change the Total value to \$27,980,000, by Mia Parker, second by John Green,  
unanimously approved. Land value of \$429,500 and Improvement value reduced to \$27,550,500.

HCPI/Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 086 00 0 077.00  
3901 Central Pike, Hermitage TN 37076

Motion to Change the Total value to \$27,900,800, by Mia Parker, second by John Green,  
unanimously approved. Land value of \$3,687,800 and Improvement value reduced to \$24,213,000.

Galen Holdco, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0 111.00  
310 25<sup>th</sup> Ave N, Nashville TN 37203

Motion to Change the Total value to \$14,130,000, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$13,852,400 and Improvement value of \$277,600.

MOB 71 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0 207.00  
2200 Murphy Ave, Nashville TN 37203

Motion to No Change the Total value of \$3,729,900, by Mia Parker, second by John Green,  
unanimously approved. Land value of \$3,710,000 and Improvement value of \$19,900.

Centennial MOB, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0 390.00 004  
2400 Parman Pl, Nashville TN 37203

Motion to Change the Total value to \$43,800,000, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$6,969,600 and Improvement value reduced to \$36,830,400.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 001.00  
2201 Murphy Ave 101, Nashville TN 37203

Motion to Change the Total value to \$1,039,600, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$525,400 and Improvement value reduced to \$514,200.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 002.00  
2201 Murphy Ave 102, Nashville TN 37203

Motion to Change the Total value to \$736,400, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$350,200 and Improvement value reduced to \$386,200.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 003.00  
2201 Murphy Ave 103, Nashville TN 37203

Motion to Change the Total value to \$712,300, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$343,000 and Improvement value reduced to \$369,300.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 004.00  
2201 Murphy Ave 104, Nashville TN 37203

Motion to Change the Total value to \$632,000, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$525,400 and Improvement value reduced to \$106,600.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 005.00  
2201 Murphy Ave #115, Nashville TN 37203

Motion to Change the Total value to \$1,430,500, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$1,050,600 and Improvement value reduced to \$379,900.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 006.00  
2201 Murphy Ave 107, Nashville TN 37203

Motion to Change the Total value to \$324,100, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$175,200 and Improvement value reduced to \$148,900.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 007.00  
2201 Murphy Ave 114, Nashville TN 37203

Motion to Change the Total value to \$236,200, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$175,200 and Improvement value reduced to \$61,000.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 008.00  
2201 Murphy Ave #110, Nashville TN 37203

Motion to Change the Total value to \$3,465,500, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$1,751,200 and Improvement value reduced to \$1,714,300.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 009.00  
2201 Murphy Ave 102, Nashville TN 37203

Motion to Change the Total value to \$666,400, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$350,200 and Improvement value reduced to \$316,200.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 010.00  
2201 Murphy Ave 102, Nashville TN 37203

Motion to Change the Total value to \$211,300, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$175,200 and Improvement value reduced to \$36,100.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 011.00  
2201 Murphy Ave 201, Nashville TN 37203

Motion to Change the Total value to \$2,172,000, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$1,576,000 and Improvement value reduced to \$596,000.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 012.00  
2201 Murphy Ave 202, Nashville TN 37203

Motion to Change the Total value to \$535,500, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$350,200 and Improvement value reduced to \$185,300.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 013.00  
2201 Murphy Ave 204, Nashville TN 37203

Motion to Change the Total value to \$662,500, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$525,400 and Improvement value reduced to \$137,100.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 014.00  
2201 Murphy Ave 205, Nashville TN 37203

Motion to Change the Total value to \$748,700, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$525,400 and Improvement value reduced to \$223,300.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 015.00  
2201 Murphy Ave 207, Nashville TN 37203

Motion to Change the Total value to \$1,067,800, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$525,400 and Improvement value reduced to \$542,400.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 016.00  
2201 Murphy Ave 209, Nashville TN 37203

Motion to Change the Total value to \$645,500, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$350,200 and Improvement value reduced to \$295,300.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 017.00  
2201 Murphy Ave 210, Nashville TN 37203

Motion to Change the Total value to \$891,100, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$525,400 and Improvement value reduced to \$365,700.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 018.00  
2201 Murphy Ave 212, Nashville TN 37203

Motion to Change the Total value to \$439,400, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$350,200 and Improvement value reduced to \$89,200.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 019.00  
2201 Murphy Ave 215, Nashville TN 37203

Motion to Change the Total value to \$1,415,500, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$700,400 and Improvement value reduced to \$715,100.



MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 020.00  
2201 Murphy Ave 220, Nashville TN 37203

Motion to Change the Total value to \$890,300, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$525,400 and Improvement value reduced to \$364,900.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 021.00  
2201 Murphy Ave 301, Nashville TN 37203

Motion to Change the Total value to \$663,100, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$350,200 and Improvement value reduced to \$312,900.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 022.00  
2201 Murphy Ave 302, Nashville TN 37203

Motion to Change the Total value to \$1,055,800, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$875,600 and Improvement value reduced to \$180,200.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 023.00  
2201 Murphy Ave 302A, Nashville TN 37203

Motion to Change the Total value to \$213,200, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$175,200 and Improvement value reduced to \$38,000.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 024.00  
2201 Murphy Ave 304, Nashville TN 37203

Motion to Change the Total value to \$726,200, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$350,200 and Improvement value reduced to \$376,000.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 025.00  
2201 Murphy Ave 307, Nashville TN 37203

Motion to Change the Total value to \$431,600, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$350,200 and Improvement value reduced to \$81,400.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 026.00  
2201 Murphy Ave 308, Nashville TN 37203

Motion to Change the Total value to \$1,049,500, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$525,400 and Improvement value reduced to \$524,100.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 027.00  
2201 Murphy Ave 310, Nashville TN 37203

Motion to Change the Total value to \$734,800, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$350,200 and Improvement value reduced to \$384,600.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 028.00  
2201 Murphy Ave 401, Nashville TN 37203

Motion to Change the Total value to \$649,400, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$525,400 and Improvement value reduced to \$124,000.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 029.00  
2201 Murphy Ave 403, Nashville TN 37203

Motion to Change the Total value to \$674,600, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$350,200 and Improvement value reduced to \$324,400.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 030.00  
2201 Murphy Ave 409, Nashville TN 37203

Motion to Change the Total value to \$2,989,800, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$1,751,200 and Improvement value reduced to \$1,238,600.

MOB 65 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 11 0C 031.00  
2201 Murphy Ave 410, Nashville TN 37203

Motion to Change the Total value to \$889,400, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$525,400 and Improvement value reduced to \$364,000.

MOB 70 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 15 0 075.00  
2225 Patterson St, Nashville TN 37203

Motion to No Change the Total value of \$3,424,000, by John Green, second by Mia Parker, unanimously approved. Land value of \$3,400,000 and Improvement value of \$24,000.

Medical Office Buildings of Tenn, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 15 0 086.00  
2220 State St, Nashville TN 37203

Motion to No Change the Total value of \$1,722,900, by Mia Parker, second by John Green, unanimously approved. Land value of \$1,700,000 and Improvement value of \$22,900.

MOB 69 of Tennessee, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 092 15 0 088.00  
2222 State St, Nashville TN 37203

Motion to No Change the Total value of \$5,185,500, by Mia Parker, second by John Green, unanimously approved. Land value of \$5,100,000 and Improvement value of \$85,500.

Vanderbilt University  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 104 08 0 410.00  
2201 Childrens Way, Nashville TN 37212

Motion to No Change the Total value of \$38,805,400, by John Green, second by Mia Parker, unanimously approved. Land value of \$30,034,600 and Improvement value of \$8,770,800.

Highland Park Medical Investors, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 175 00 0 221.00  
4200 Murfreesboro Pike, Antioch TN 37013

Motion to Change the Total value to \$16,690,000, by John Green, second by Mia Parker, unanimously approved. Land value of \$2,739,100 and Improvement value reduced to \$13,950,900.

Highland Park ALF Real Estate Investors, LLC  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 176 00 0 065.00  
4220 Murfreesboro Pike, Antioch TN 37013

Motion to Change the Total value to \$17,230,000, by John Green, second by Mia Parker, unanimously approved. Land value of \$1,641,300 and Improvement value reduced to \$15,588,700.

SNH Medical Office Properties Trust  
Nick Ruiz and Caleb Marlow with Ryan, LLC, appeared  
Parcel ID 181 00 0 284.00  
6716 Nolensville Pike, Brentwood TN 37027

Motion to Change the Total value to \$6,880,000, by John Green, second by Mia Parker,  
unanimously approved. Land value of \$2,665,100 and Improvement value reduced to \$4,214,900.

VII. Adjournment

Motion to adjourn by John Green, second by Mia Parker, unanimously approved.

Meeting adjourned 4:01 PM.

**ATTEST:**

**APPROVED:**

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