



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday August 28, 2025

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. John Green, and Ms. Deb Dawson. Also present were Herman Ruben, and Nathan Burton, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the minutes from the meetings Tuesday August 26, 2025, and Wednesday August 27, 2025, Motion by John Green, second by Lori Caste, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Lee APTS, LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 092 15 0 180.00
2108 Hayes St, Nashville TN 37203

Motion to Change the Total value to \$16,750,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$9,409,000 and Improvement Value reduced to \$7,341,000.

Cumberland View Apartments Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 102 00 0 057.00
6700 Cabot Dr, Nashville TN 37209

Motion to Change the Total value to \$47,000,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$6,250,000 and Improvement Value reduced to \$40,750,000.

Riverview Partnership, GP
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 102 00 0 073.00
7388 Cabot Dr, Nashville TN 37209

Motion to Change the Total value to \$37,600,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$5,000,000 and Improvement Value reduced to \$32,600,000.

River West Apartments, LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 102 03 0 001.00
411 Annex Ave, Nashville TN 37209

Motion to Change the Total value to \$17,870,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$2,000,000 and Improvement Value reduced to \$15,870,000.

Hillwood Pointe Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 102 04 0 097.00
6430 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$31,500,000, by Lori Caste, second by John Green,
unanimously approved. Land value of \$12,000,000 and Improvement Value reduced to \$19,500,000.

APEX Apartments Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 102 04 0 126.00
6565 Premier Dr, Nashville TN 37209

Motion to Change the Total value to \$23,000,000, by Lori Caste, second by John Green,
unanimously approved. Land value of \$2,850,000 and Improvement Value reduced to \$20,150,000.

Park West Apartments, LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 103 01 0 025.00
6315 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$17,340,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$2,550,000 and Improvement Value reduced to \$14,790,000.

Blackstone APTS, LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0 012.00
107 Acklen Park Dr, Nashville TN 37203

Motion to Change the Total value to \$3,648,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$1,080,000 and Improvement Value reduced to \$2,568,000.

Blackstone APTS, LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0 013.00
3307 Fairmont Dr, Nashville TN 37203

Motion to Change the Total value to \$3,255,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$3,254,000 and Improvement Value reduced to \$1,000.

Blackstone APTS, LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0 029.00
3300 Park Dr, Nashville TN 37203

Motion to Change the Total value to \$10,560,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$6,860,700 and Improvement Value reduced to \$3,699,300.

Jack Piratas Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0A 001.00
3415 West End Ave 201, Nashville TN 37203

Motion to No Change the Total value of \$390,800, by John Green, second by Lori Caste, unanimously approved. Land value of \$54,000 and Improvement Value of \$336,800.

Jack Piratas Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0A 013.00
3415 West End Ave 301, Nashville TN 37203

Motion to Change the Total value of \$415,500, by John Green, second by Lori Caste, unanimously approved. Land value of \$54,000 and Improvement Value reduced to \$361,500.

Jack Piratas Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0A 025.00
3415 West End Ave 401, Nashville TN 37203

Motion to Change the Classification from Residential to Commercial and to No Change the Total value of \$390,800, by John Green, second by Lori Caste, unanimously approved. Land value of \$54,000 and Improvement Value of \$336,800.

Jack Piratas Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0A 036.00
3415 West End Ave 412, Nashville TN 37203

Motion to Change the Total value of \$415,500, by John Green, second by Lori Caste, unanimously approved. Land value of \$54,000 and Improvement Value reduced to \$361,500.

Jack Piratas Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0A 048.00
3415 West End Ave 512, Nashville TN 37203

Motion to No Change the Total value of \$412,200, by John Green, second by Lori Caste,
unanimously approved. Land value of \$54,000 and Improvement Value of \$358,200.

Jack Piratas Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0A 060.00
3415 West End Ave 612, Nashville TN 37203

Motion to Change the Total value of \$415,500, by John Green, second by Lori Caste,
unanimously approved. Land value of \$54,000 and Improvement Value reduced to \$361,500.

Jack Piratas Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0A 088.00
3415 West End Ave 812, Nashville TN 37203

Motion to Change the Total value of \$415,500, by John Green, second by Lori Caste,
unanimously approved. Land value of \$54,000 and Improvement Value reduced to \$361,500.

Jack Piratas Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0A 089.00
3415 West End Ave 901, Nashville TN 37203

Motion to No Change the Total value of \$390,800, by John Green, second by Lori Caste,
unanimously approved. Land value of \$54,000 and Improvement Value of \$336,800.

Jack Piratas Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 06 0A 129.00
3415 West End Ave 1112, Nashville TN 37203

Motion to Change the Total value of \$415,500, by John Green, second by Lori Caste,
unanimously approved. Land value of \$54,000 and Improvement Value reduced to \$361,500.

Whitland Apartments, LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 09 0 172.00
3810 Whitland Ave, Nashville TN 37205

Motion to Change the Total value to \$2,750,000, by Lori Caste, second by John Green,
unanimously approved. Land value of \$270,000 and Improvement Value reduced to \$2,480,000.

Jacob May
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 104 09 0 285.00
3630 West End Ave, Nashville TN 37205

Motion to No Change the Total value of \$2,108,300, by Lori Caste, second by John Green,
unanimously approved. Land value of \$534,100 and Improvement Value of \$1,574,200.

BOP, LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 116 03 0 132.00
4525 Harding Pike, Nashville TN 37205

Motion to Change the Total value of \$24,418,210, by John Green, second by Lori Caste,
unanimously approved. Land value of \$14,259,800 and Improvement Value reduced to \$10,158,410.

BOP, LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 116 03 0 134.00
4515 Harding Pike, Nashville TN 37205

Motion to Change the Total value of \$17,013,170, by Lori Caste, second by John Green,
unanimously approved. Land value of \$11,552,200 and Improvement Value reduced to \$5,460,970.

This concluded the morning session at 11:19 AM. The Board recessed until the 1:00 PM session. Motion
by John Green, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Dr. Truitt Ellis, Ms. Alexa Backner, and Ms. Mia Parker. Also present were
Herman Ruben, and Nathan Burton with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the MBOE elected Ms. Alexa
Backner, Temporary Chair, for this meeting, Motion by Truitt Ellis, second by Mia Parker, unanimously
approved.

1:00 PM

188 Piratas LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 057 00 0 057.00
4688 Ashland City Hwy, Nashville TN 37218

Motion to Change the Total value of \$1,284,200, by Truitt Ellis, second by Mia Parker,
unanimously approved. Land value of \$1,137,400 and Improvement Value reduced to \$146,800.

188 Piratas LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 057 00 0 114.00
4690 Ashland City Hwy, Nashville TN 37218

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

188 Piratas LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 068 00 0 080.00
4694 Ashland City Hwy, Nashville TN 37218

Motion to No Change the Total Land value of \$240,000, by Truitt Ellis, second by Mia Parker, unanimously approved. Land value of \$240,000.

188 Piratas LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 068 00 0 090.00
4646 Ashland City Hwy, Nashville TN 37218

Motion to No Change the Total Land value of \$240,000, by Truitt Ellis, second by Mia Parker, unanimously approved. Land value of \$240,000.

188 Piratas LLC
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 068 00 0 091.00
4666 Ashland City Hwy, Nashville TN 37218

Motion to No Change the Total Land value of \$240,000, by Truitt Ellis, second by Mia Parker, unanimously approved. Land value of \$240,000.

4492 Partnership GP
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 078 00 0 016.00
4492 Old Hickory Blvd, Nashville TN 37218

Motion to No Change the Total Land value of \$547,800, by Mia Parker, second by Truitt Ellis, unanimously approved. Land value of \$547,800.

Scenic Farms Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 078 00 0 021.00
5304 Tidwell Hollow Rd, Nashville TN 37218

Motion to Change the Total Land value to \$280,000, by Truitt Ellis, second by Mia Parker, unanimously approved. Land value reduced to \$280,000.

Bells Landing Partners
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 079 00 0 002.00
0 Old Hickory Blvd, Nashville TN 37218

Motion to Change the Total Land value to \$212,310, by Truitt Ellis, second by Mia Parker, unanimously approved. Land value reduced to \$212,310.

Scenic Farms Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 089 00 0 030.00
0 Old Hickory Blvd, Nashville TN 37218

Motion to No Change the Total Land value of \$762,600, by Mia Parker, second by Truitt Ellis,
unanimously approved. Land value of \$762,600.

H.T.P.C. Partnership 2
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 089 00 0 032.00
4194 Old Hickory Blvd, Nashville, TN 37218

Motion to Change the Total value to \$374,800, by Truitt Ellis, second by Mia Parker,
unanimously approved. Land value of \$115,537 (Market value \$683,386), Improvement value reduced to
\$374,800 (Greenbelt Parcel).

H.T.P.C. Partnership 2
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 089 00 0 033.00
4206 Old Hickory Blvd, Nashville, TN 37218

Motion to Change the Total value to \$268,500, by Mia Parker, second by Truitt Ellis,
unanimously approved. Land value of \$267,500 and Improvement value reduced to \$1,000.

Bells Landing Partners, G.P.
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 089 00 0 034.00
0 Old Hickory Blvd, Nashville TN 37218

Motion to No Change the Total Land value of \$201,861, by Mia Parker, second by Truitt Ellis,
unanimously approved. Land value of \$201,861.

Scenic Farms Partnership
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 090 00 0 001.00
0 Old Hickory Blvd, Nashville, TN 37218

Motion to Change the Total Land value to \$777,514, by Mia Parker, second by Truitt Ellis,
unanimously approved. Land value reduced to \$777,514.

Bells Landing Partners, G.P.
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 090 00 0 002.00
3924 Old Hickory Blvd, Nashville TN 37218

Motion to Change the Total Market Value to \$7,344,000, by Mia Parker, second by Truitt Ellis,
unanimously approved. Land (market) value reduced to \$6,872,700, and Improvement value of \$471,300.
(Greenbelt Parcel)

H.T.P.C. Partnership 2
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 090 00 0 003.00
3886 Old Hickory Blvd, Nashville, TN 37218

Motion to Change the Total value to \$8,925,000, (Market Value), by Mia Parker, second by Truitt Ellis, unanimously approved. Land value reduced to \$8,425,700 (Market Value) and Improvement value of \$499,300. (Greenbelt Parcel)

Bells Landing Partners, G.P.
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 090 00 0 010.00
3988 Old Hickory Blvd, Nashville TN 37218

Motion to Change the Total value to \$890,350 (Market Value), by Mia Parker, second by Truitt Ellis, unanimously approved. Land value reduced to \$235,750 (Market Value) and Improvement value of \$654,600. (Greenbelt Parcel)

Bells Landing Partners
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 090 00 0 201.00
0 Old Hickory Blvd, Nashville TN 37218

Motion to Change the Total Land value (Market value) to \$104,560, by Truitt Ellis, second by Mia Parker, unanimously approved. Land value (Market value) reduced to \$104,560. (Greenbelt Parcel)

Bells Landing Partners
Andy Hirt and Megan Van Dyke, appeared
Parcel ID 090 00 0 202.00
3992 Old Hickory Blvd, Nashville TN 37218

Motion to Change the Total value to \$233,712, by Truitt Ellis, second by Mia Parker, unanimously approved. Land value of \$232,712 and Improvement value reduced to \$1,000.

VII. Adjournment

Motion to adjourn by Mia Parker, second by Truitt Ellis, unanimously approved.

Meeting adjourned 3:44 PM.

ATTEST:

APPROVED:
