



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday October 21, 2025

8:30 AM

**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, Mr. Carnell Scruggs, and Mr. Roger Farmer. Also present were Herman Ruben, and Joel Phillips, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Minutes reviewed and approved from the meetings of Monday October 6, 2025, and Tuesday October 7, 2025, Motion by John Green, second by Carnell Scruggs, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

FCPT Holdings, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 034 02 0 070.00
1820 Gallatin Pike, Madison TN 37115

Motion to Change the Total value to \$3,000,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,515,900 and Improvement value reduced to \$1,484,100.

Metrocenter QOBZ, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 071 13 0 007.00
131 Great Circle Rd, Nashville TN 37228

Motion to Change the Total value to \$51,130,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$4,286,300 and Improvement value reduced to \$46,843,700.

FCPT Holdings, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 075 00 0 200.00
5005 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total value to \$2,850,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,819,200 and Improvement value reduced to \$1,030,800.

200 Main Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 082 15 0 032.00
5 S 2nd St, Nashville TN 37213

Motion to No Change the Total value of \$529,900, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$522,600 and Improvement value of \$7,300.

200 Main Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 082 15 0 033.00
200 Main St, Nashville TN 37213

Motion to No Change the Total value of \$11,565,500, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$11,565,300 and Improvement value of \$200.

200 Main Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 082 15 0 035.00
220 Main St, Nashville TN 37213

Motion to No Change the Total value of \$864,800, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$849,500 and Improvement value of \$15,300.

200 Main Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 082 15 0 035.01
222 Main St, Nashville TN 37213

Motion to No Change the Total value of \$864,800, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$849,500 and Improvement value of \$15,300.

200 Main Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 082 15 0 224.00
218 Main St, Nashville TN 37213

Motion to No Change the Total value of \$465,600, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$457,400 and Improvement value of \$8,200.

State Street Owner, L.P.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 092 12 0 530.00
1600 State St, Nashville TN 37203

Motion to Change the Total value to \$54,090,000, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$9,090,000 and Improvement value increased to \$45,000,000.

State Street Owner, L.P.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 092 12 0 531.00
300 Bar B Que Aly, Nashville TN 37203

Motion to Change the Total value to \$20,330,000, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$4,050,000 and Improvement value reduced to \$16,280,000.

Tai J. Jang & Teresa H Jang Family Trust
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 142 00 0 378.00
7624 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$4,000,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value of \$3,998,800 and Improvement value reduced to \$1,200.

Brentwood Storage Partners, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 160 00 0 286.00
681 Old Hickory Blvd, Brentwood TN 37027

Motion to Change the Total value to \$20,350,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$4,284,100 and Improvement value reduced to \$16,065,900.

VI. Adjournment

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

Meeting adjourned 9:46 AM.

ATTEST:

APPROVED:
