



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday February 2, 2026

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: Mr. Roger Farmer, Ms. Lori Caste, and Mr. Bruce Pierce. Also present were Danielle Hancock and Nathan Burton, with the Office of the Property Assessor.

III. Review and Approval of Minutes: .

IV. Public Comment Period

V. Appeals:

8:30 AM

Carmax Auto Superstores, Inc.  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 026 12 0 004.00  
2353 Gallatin Pike, Madison TN 37115

Motion to Change the Total value to \$15,500,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$11,349,600 and Improvement value reduced to \$4,150,400.

Hope Investments TN, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 034 09 0 174.00  
1535 Gallatin Pike, Madison TN 37115

Motion to Change the Total value to \$3,134,000 by Lori Caste, second by Bruce Pierce,  
unanimously approved. Land value of \$1,054,200 and Improvement value reduced to \$2,079,800.

Car ABC TN L.L.C.  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 035 00 0 011.00  
631 Burnett Rd, Old Hickory TN 37138

Motion to Change the Total value to \$19,225,000 by Lori Caste, second by Bruce Pierce,  
unanimously approved. Land value of \$6,860,400 and Improvement value reduced to \$12,364,600.

3017 DK, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 060 08 0 022.00  
3017 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total value of \$1,768,000 by Lori Caste, second by Bruce Pierce,  
unanimously approved. Land value of \$424,000 and Improvement value of \$1,344,000.

NG Dickerson, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 071 11 0 009.00  
1402 Dickerson Pike, Nashville TN 37207

Motion to Change the Total value to \$2,095,000 by Lori Caste, second by Bruce Pierce,  
unanimously approved. Land value of \$2,093,800 and Improvement value reduced to \$1,200.

TT of Metro Center, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 081 04 0 258.00  
25 Vantage Way, Nashville TN 37228

Motion to Change the Total value to \$17,830,000 by Lori Caste, second by Bruce Pierce,  
unanimously approved. Land value of \$14,610,000 and Improvement value reduced to \$3,220,000.

Bradshaw Properties, L.L.C.  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 082 13 0 358.00  
921 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to Change the Total value to \$10,200,000 by Lori Caste, second by Bruce Pierce,  
unanimously approved. Land value reduced to \$10,199,000 and Improvement value reduced to \$1,000.

Realty Income Properties 5, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 091 12 0 127.00  
608 47<sup>th</sup> Ave N, Nashville TN 37209

Motion to Change the Total value to \$3,735,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$3,689,100 and Improvement value of \$45,900.

Realty Income Properties 5, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 091 12 0 134.00  
4600 Delaware Ave, Nashville TN 37209

Motion to Change the Total value to \$4,565,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$3,583,100 and Improvement value reduced to \$981,900.

Harwell Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 096 01 0 017.00  
2738 Old Lebanon Pike, Nashville TN 37214

Motion to Change the Total value to \$7,000,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$2,500,300 and Improvement value reduced to \$4,499,700.

This concluded the morning session. With the agreement of all the parties, the independent MBOE heard the 1:00 PM session at the conclusion of the morning session.

1:00 PM

H-M Georgia, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 106 00 0 102.00  
556 Spence Ln, Nashville TN 37210

Motion to Change the Total value to \$1,531,220 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$1,403,120 and Improvement value of \$128,100.

H-M Georgia, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 106 00 0 112.00  
550 Spence Ln, Nashville TN 37210

Motion to Change the Total value to \$5,001,900 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$4,707,000 and Improvement value of \$294,900.

H-M Georgia, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 106 00 0 142.00  
552 Spence Ln, Nashville TN 37210

Motion to Change the Total value to \$3,062,400 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$2,926,300 and Improvement value of \$136,100.

H-M Georgia, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 106 00 0 155.00  
548 Spence Ln, Nashville TN 37210

Motion to Change the Total value to \$612,480 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$270,500 and Improvement value reduced to \$341,980.

PKD Partnership  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 118 11 0 164.00  
2501 Powell Ave, Nashville TN 37204

Motion to Change the Total value to \$21,268,200 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$12,926,700 and Improvement value reduced to \$8,341,500.

Carmax Auto Superstore, Inc.  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 118 15 0 018.00  
0 Powell Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$231,800 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$231,800.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 258.00  
301 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$1,142,800 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$1,025,000 and Improvement value of \$117,800.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 260.00  
241 Thompson Ln, Nashville TN 37211

Motion to Change the Total value to \$2,615,400 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$1,615,400 and Improvement value reduced to \$1,000,000.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 263.00  
235 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$200,300 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$183,900 and Improvement value of \$16,400.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 266.00  
225 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$407,100 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$367,800 and Improvement value of \$39,300.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 267.00  
219 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$410,300 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$367,700 and Improvement value of \$42,600.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 272.00  
306 Collier Ave, Nashville TN 37211

Motion to No Change the Total value of \$478,900 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$436,800 and Improvement value of \$42,100.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 273.00  
308 Collier Ave, Nashville TN 37211

Motion to No Change the Total value of \$478,900 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$436,800 and Improvement value of \$42,100.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 274.00  
310 Collier Ave, Nashville TN 37211

Motion to No Change the Total value of \$239,400 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$218,400 and Improvement value of \$21,000.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 276.00  
314 Collier Ave, Nashville TN 37211

Motion to Change the Total value to \$2,561,400 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$1,061,400 and Improvement value reduced to \$1,500,000.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 280.00  
2902 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$1,869,700 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$1,285,300 and Improvement value reduced to \$584,400.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 282.00  
319 Collier Ave, Nashville TN 37211

Motion to No Change the Total value of \$236,500 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$219,500 and Improvement value of \$17,000.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 283.00  
315 Collier Ave, Nashville TN 37211

Motion to No Change the Total value of \$472,800 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$439,100 and Improvement value of \$33,700.

CAPPO Properties, LLC  
Cody Anderson with Ryan, LLC appeared  
Parcel ID 119 09 0 284.00  
313 Collier Ave, Nashville TN 37211

Motion to No Change the Total value of \$236,500 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$219,500 and Improvement value of \$17,000.

VI. Adjournment

Motion to adjourn by Lori Caste, second by Bruce Pierce, unanimously approved.

Meeting adjourned 11:55 AM.

**ATTEST:**

**APPROVED:**

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