



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday February 10, 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. Carnell Scruggs, Ms. Deb Dawson, and Mr. John Green. Also present were Danielle Hancock, and Joel Phillips, with the Office of the Property Assessor.

- III. Review and Approval of Minutes: .
- IV. Public Comment Period
- V. Appeals:

8:30 AM

TOPVALCO, Inc  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 019 14 0 014.00  
123 Northcreek Blvd, Goodlettsville TN 37072

Motion to No Change the Total value of \$17,607,100, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$4,333,400, and Improvement value of \$13,273,700.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 069 00 0 037.00  
3930 Clarksville Pike, Nashville TN 37218

At the request of the appellant, this appeal is hereby withdrawn.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 083 05 0 195.00  
725 Gallatin Ave, Nashville TN 37206

At the request of the appellant, this appeal is hereby withdrawn.

Gallatin Realty Partners  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 083 05 0 199.00  
711 Gallatin Ave, Nashville TN 37206

Motion to Change the Total value to \$14,200,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$13,092,100, and Improvement value reduced to \$1,107,900.

Gallatin Realty Partners  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 083 05 0 443.00  
719 Gallatin Ave, Nashville TN 37206

At the request of the appellant, this appeal is hereby withdrawn.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 084 16 0 024.00  
150 McGavock Pike, Nashville TN 37214

At the request of the appellant, this appeal is hereby withdrawn.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 084 16 0 119.00  
141 McGavock Pike, Nashville TN 37214

At the request of the appellant, this appeal is hereby withdrawn.

Kohls Department Stores, Inc  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 085 00 0 091.00  
2330 Jackson Downs Blvd, Nashville TN 37214

Motion to No Change the Total value of \$15,208,200, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$12,759,100, and Improvement value of \$2,449,100.

Intereal Company  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 117 14 0 000.00 001  
2131 B Abbott Martin Rd, Nashville TN 37215

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

The Kroger Co.  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 117 14 0 097.00  
2131 Abbott Martin Rd, Nashville TN 37215

Motion to No Change the Total Land value of \$15,444,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$15,444,000.

Ingram-Pullen, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 117 14 0 098.00  
2125 Abbott Martin Rd, Nashville TN 37215

Motion to No Change the Total Land value of \$2,574,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$2,574,000.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 142 00 0 267.00  
7087 Highway 70 S, Nashville TN 37221

Motion to No Change the Total value of \$21,436,300, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$11,722,000, and Improvement value of \$9,714,300.

Douglas L. Patrick & James M. Patrick  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 163 00 0 246.00  
5333 Hickory Hollow Ln, Antioch TN 37013

Motion to No Change the Total value of \$3,454,600, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,794,700, and Improvement value of \$1,659,900.

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

1:00 PM

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 072 02 0 148.00  
3410 Gallatin Pike, Nashville TN 37216

Motion to Change the Total value to \$13,210,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$8,163,500, and Improvement value reduced to \$5,046,500.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 072 02 0 156.00  
3400 Gallatin Pike, Nashville TN 37216

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

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 081 12 0 424.01  
800 Monroe St, Nashville TN 37208

Motion to No Change the Total value of \$32,059,300, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$31,101,800, and Improvement value of \$957,500.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 091 14 0 127.00  
5711 Charlotte Pike, Nashville TN 37209

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

Janice G. Thacker, J.B. Friedli, ET AL  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 091 14 0 128.00  
5705 Charlotte Pike, Nashville TN 37209

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

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 091 14 0 131.00  
303 Oceola Ave, Nashville TN 37209

Motion to No Change the Total value of \$8,090,100, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,958,700, and Improvement value of \$4,131,400.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 091 14 0 132.00  
301 Oceola Ave, Nashville TN 37209

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

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 117 14 0 112.00  
2210 Bandywood Dr, Nashville TN 37215

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

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 118 06 0 164.00  
2615 8<sup>th</sup> Ave S, Nashville TN 37204

Motion to Change the Total value to \$14,300,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$10,294,100, and Improvement value reduced to \$4,005,900.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 155 00 0 124.00  
8141 Highway 100, Nashville TN 37221

Motion to No Change the Total value of \$12,318,300, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$7,216,700, and Improvement value of \$5,101,600.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 155 00 0 273.00  
8175 Highway 100, Nashville TN 37221

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

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 161 00 0 259.00  
5713 Edmondson Pike, Nashville TN 37211

Motion to No Change the Total value of \$12,187,800, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$6,910,400, and Improvement value of \$5,277,400.

VI. Adjournment

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

Meeting adjourned 11:35 AM.

**ATTEST:**

**APPROVED:**

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