



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday December 18, 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: Mr. John Green, Ms. Lori Caste, and Mr. Derrick Starks. Also present were Danielle Hancock and Andrea Wandell, with the Office of the Property Assessor.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair being present for this meeting, the independent MBOE elected Mr. Derrick Starks, Temporary Chair, for this meeting, Motion by John Green, second by Lori Caste, unanimously approved.

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

8:30 AM

176 2<sup>nd</sup> Avenue North, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 093 02 4 019.00  
176 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to Change the Total value to \$4,000,000, by Lori Caste, second by John Green, unanimously approved. Land value reduced to \$3,952,800 and Improvement value of \$47,200.

225 Polk Avenue Partners, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 093 05 2 001.00  
225 Polk Avenue, Nashville TN 37203

Motion to Change the Total value to \$13,000,000, by Lori Caste, second by John Green,  
unanimously approved. Land value of \$11,924,600 and Improvement value reduced to \$1,075,400.

120 Nashville Land Partners, LP  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 093 09 0E 003.00  
1207 McGavock St, Nashville TN 37203

Motion to Change the Total value to \$20,400,000, by John Green, second by Lori Caste,  
unanimously approved. Land value reduced to \$20,379,300 and Improvement value of \$20,700.

MTP-Paseo Phase III Land, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 093 14 0 241.00  
714 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total value to \$38,000,000, by Lori Caste, second by John Green,  
unanimously approved. Land value reduced to \$37,790,500 and Improvement value of \$209,500.

443 Donelson Pike, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 096 13 0 195.00  
443 Allen Rd, Nashville TN 37214

Motion to Change the Total value to \$6,843,000, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$3,156,800 and Improvement value reduced to \$3,686,200.

NWI Warehouse Group II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 118 04 0 364.00  
684 Melrose Ave, Nashville TN 37211

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

NWI Warehouse Group II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 118 07 0 222.00  
731 Melrose Ave, Nashville TN 37211

Motion to Change the Total value to \$27,830,000, by John Green, second by Lori Caste,  
unanimously approved. Land value reduced to \$27,293,900 and Improvement value reduced to \$536,100.

Duke Realty Melrose Avenue, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 118 08 0 259.00  
701 Melrose Ave, Nashville TN 37211

Motion to Change the Total value to \$24,140,000, by John Green, second by Lori Caste,  
unanimously approved. Land value reduced to \$24,139,800 and Improvement value of \$200.

SL Airpark LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 134 00 0 020.00  
1403 Donelson Pike, Nashville TN 37217

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

SL Airpark LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 134 00 0 265.00  
1420 Donelson Pike, Nashville TN 37217

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

SL Airpark LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 134 00 0 269.00  
1410 Donelson Pike, Nashville TN 37217

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

SL Airpark LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 134 00 0 271.00  
1400 Donelson Pike, Nashville TN 37217

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

SL Airpark LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 134 00 0 276.00  
1010 Donelson Pike, Nashville TN 37217

Motion to Change the Total value to \$19,114,000, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$2,439,400 and Improvement value reduced to \$16,674,600.

This concluded the morning session. Both parties agree to go ahead and hear the appeals scheduled for the 1PM session.

1:00 PM

L.L. Turner, Jr. & C.T. Thornton, Co-Trustees  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 093 06 4 094.00  
200 2<sup>nd</sup> Ave S, Nashville TN 37201

Motion to No Change the Total value of \$7,459,300, by John Green, second by Lori Caste, unanimously approved. Land value of \$5,724,000 and Improvement value of \$1,735,300.

Neely Coble, III ET AL  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 094 13 0 124.00  
233 Fesslers Ln, Nashville TN 37210

Motion to Change the Total value to \$5,560,000, by Lori Caste, second by John Green, unanimously approved. Land value reduced to \$5,486,000 and Improvement value of \$74,000.

443 Donelson Pike, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 096 13 0 187.00  
441 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$13,240,000, by Lori Caste, second by John Green, unanimously approved. Land value of \$6,220,400 and Improvement value reduced to \$7,019,600.

ECG 1114 17<sup>th</sup>, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 104 04 0 150.00  
1114 17<sup>th</sup> Ave S, Nashville TN 37212

Motion to Change the Total value to \$4,500,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$3,900,000 and Improvement value reduced to \$600,000.

Bryant Holdings, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 104 16 0 106.00  
2300 21<sup>st</sup> Ave S, Nashville TN 37212

Motion to Change the Total value to \$4,500,000, by Lori Caste, second by John Green, unanimously approved. Land value reduced to \$4,499,000 and Improvement value reduced to \$1,000.

Quality Nashville L.L.C.  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 108 00 0 027.00  
2953 B Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total Land value of \$2,628,400, by John Green, second by Lori Caste, unanimously approved. Land value of \$2,628,400.

Quality Nashville L.L.C.  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 108 00 0 034.00  
2953 Elm Hill Pike, Nashville TN 37214

Motion to Change the Total value to \$5,321,600, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$3,134,600 and Improvement value reduced to \$2,187,000.

SL Airpark LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 134 00 0 275.00  
5225 Harding Pl, Nashville TN 37217

Motion to Change the Total value to \$6,280,000, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$1,393,900 and Improvement value reduced to \$4,886,100.

SL Airpark LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 134 00 0 277.00  
801 Airpark Center Dr, Nashville TN 37217

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

SL Airpark LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 134 00 0 285.00  
601 Airpark Center Dr, Nashville TN 37217

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

SL Airpark LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 134 00 0 286.00  
501 Airpark Center Dr, Nashville TN 37217

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

SL Airpark LLC & SL Airpark II, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 134 00 0 287.00  
401 Airpark Center Dr, Nashville TN 37217

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

SL 5270 Harding Place, LLC  
Richard Hunt and Caren Nichol with Evans and Petree, appeared  
Parcel ID 134 00 0 315.00  
5270 Harding Pl, Nashville TN 37217

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

VI. Adjournment

Motion to adjourn by John Green, second by Lori Caste, unanimously approved.

Meeting adjourned 12:15 PM.

**ATTEST:**

**APPROVED:**

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