



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday February 12, 2026

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: Mr. John Green, Ms. Lori Caste, and Mr. Derrick Starks. Also present were Danielle Hancock, Elias Anderson, and Nathan Burton, 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

Penske Truck Leasing Co., L.P.
Larry Cargile with Ryan, LLC, appeared
Parcel ID 080 00 0 019.00
3750 Stewarts Ln, Nashville TN 37218

Motion to Change the Total value to \$4,650,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$1,429,400, and Improvement value reduced to \$3,220,600.

Circle South Lafayette, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 10 0 065.00
701 Lafayette St, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Monte Mario, LLC
Larry Cargile with Ryan, LLC, appeared
Parcel ID 093 11 0 157.00
703 President Ronald Reagan Way, Nashville TN 37210

Motion to Change the Total value to \$1,142,800, by Lori Caste, second by John Green,
unanimously approved. Land value reduced to \$1,127,400, and Improvement value of \$15,400.

Monte Mario, LLC
Larry Cargile with Ryan, LLC, appeared
Parcel ID 093 11 0 246.00
705 President Ronald Reagan Way, Nashville TN 37210

Motion to Change the Total value to \$871,500, by Lori Caste, second by John Green,
unanimously approved. Land value reduced to \$864,100, and Improvement value of \$7,400.

Rollins Properties, Inc.
Larry Cargile with Ryan, LLC, appeared
Parcel ID 093 12 0 016.01
200 Driftwood St, Nashville TN 37210

Motion to Change the Total value to \$375,600, by John Green, second by Lori Caste,
unanimously approved. Land value reduced to \$374,600, and Improvement value reduced to \$1,000.

Rollins Properties, Inc.
Larry Cargile with Ryan, LLC, appeared
Parcel ID 093 12 0 018.00
218 Hermitage Ave, Nashville TN 37210

Motion to Change the Total Land value to \$8,700, by John Green, second by Lori Caste,
unanimously approved. Land value reduced to \$8,700.

Rollins Properties, Inc.
Larry Cargile with Ryan, LLC, appeared
Parcel ID 093 12 0 019.00
0 Hermitage Ave, Nashville TN 37210

Motion to Change the Total Land value to \$17,400, by John Green, second by Lori Caste,
unanimously approved. Land value reduced to \$17,400.

Rollins Properties, Inc.
Larry Cargile with Ryan, LLC, appeared
Parcel ID 093 12 0 020.00
222 Hermitage Ave, Nashville TN 37210

Motion to Change the Total Land value to \$26,100, by John Green, second by Lori Caste, unanimously approved. Land value reduced to \$26,100.

Rollins Properties, Inc.
Larry Cargile with Ryan, LLC, appeared
Parcel ID 093 12 0 021.00
0 Hermitage Ave, Nashville TN 37210

Motion to Change the Total Land value to \$34,800, by John Green, second by Lori Caste, unanimously approved. Land value reduced to \$34,800.

Rollins Properties, Inc.
Larry Cargile with Ryan, LLC, appeared
Parcel ID 093 12 0 022.00
0 Hermitage Ave, Nashville TN 37210

Motion to Change the Total Land value to \$52,300, by John Green, second by Lori Caste, unanimously approved. Land value reduced to \$52,300.

Rollins Properties, Inc.
Larry Cargile with Ryan, LLC, appeared
Parcel ID 093 12 0 023.00
0 Hermitage Ave, Nashville TN 37210

Motion to Change the Total Land value to \$34,800, by John Green, second by Lori Caste, unanimously approved. Land value reduced to \$34,800.

Rollins Properties, Inc.
Larry Cargile with Ryan, LLC, appeared
Parcel ID 093 12 0 121.00
214 Hermitage Ave, Nashville TN 37210

Motion to Change the Total value to \$4,714,200, by John Green, second by Lori Caste, unanimously approved. Land value increased to \$4,713,200, and Improvement value reduced to \$1,000.

Rollins Properties, Inc.
Larry Cargile with Ryan, LLC, appeared
Parcel ID 093 12 0 124.00
212 Willow St, Nashville TN 37210

Motion to Change the Total value to \$819,900, by John Green, second by Lori Caste, unanimously approved. Land value reduced to \$818,900, and Improvement value reduced to \$1,000.

Kroger Limited Partnership I
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 095 16 0 036.00
2620 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total value of \$12,426,200, by John Green, second by Lori Caste, unanimously approved. Land value of \$6,952,200, and Improvement value of \$5,474,000.

301 Plus Park, GP
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 106 00 0 115.00
301 Plus Park Blvd, Nashville TN 37217

Motion to No Change the Total value of \$10,034,200, by John Green, second by Lori Caste, unanimously approved. Land value of \$2,990,000, and Improvement value of \$7,044,200.

PROPCO 1116 Polk, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 106 09 0 020.00
1116 Polk Ave, Nashville TN 37210

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

Orkin Exterminating Co., Inc.
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 133 06 0 154.01
3710 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$900,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$555,400, and Improvement value reduced to \$344,600.

3343 Perimeter Hill GP
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 134 14 0 039.00
3343 Perimeter Hill Dr, Nashville TN 37211

Motion to Change the Total value to \$9,620,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$3,118,900, and Improvement value reduced to \$6,501,100.

This concluded the morning session at 11:40 AM; Motion to recess until the 1:00 PM session by John Green, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Mr. Michael Milliner, Ms. Melba Jackson, and Mr. Carnell Scruggs. Also present were Danielle Hancock, Elias Anderson, and Nathan Burton, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair, being present for this meeting, the independent MBOE elected Ms. Melba Jackson, Temporary Chair, for this meeting, Motion by Michael Milliner, second by Carnell Scruggs, unanimously approved.

1:00 PM

USCWF HRT Split Rock Charlotte Medical LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 091 12 4B 001.00
408 42nd Ave N, Nashville TN 37209

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

Salah Ayesh
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 092 16 0 317.00
911 18th Ave S, Nashville TN 37212

Motion to No Change the Total value of \$3,942,700, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$3,900,000 and Improvement value of \$42,700.

Salah Ayesh
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 092 16 0 318.00
909 18th Ave S, Nashville TN 37212

Motion to No Change the Total value of \$2,547,200, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$1,950,000 and Improvement value of \$597,200.

Nashville TN VI FGF, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 095 03 0 023.00
1 Bridgestone Park, Nashville TN 37214

Motion to No Change the Total value of \$19,771,500, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$4,743,700 and Improvement value of \$15,027,800.

3310 West End, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 104 06 0 026.00
3312 Park Dr, Nashville TN 37203

Motion to No Change the Total value of \$28,467,100, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$23,783,900 and Improvement value of \$4,683,200.

Salah Ayesh
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 106 01 0 075.00
383 Murfreesboro Pike, Nashville TN 37210

Motion to No Change the Total value of \$2,079,200, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$1,807,800 and Improvement value of \$271,400.

BNA Jet, Inc.
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 120 00 0 000.00 024
0 Donelson Pike, Nashville TN 37217

Motion to No Change the Total value of \$9,057,000, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$2,005,300 and Improvement value of \$7,051,700.

Orion Nashville TN, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 133 00 0 143.00
695 Grassmere Park, Nashville TN 37211

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

Tristar Ventures, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 134 13 0 200.00
231 Largo Dr, Nashville TN 37211

Motion to No Change the Total value of \$627,900, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$78,400 and Improvement value of \$549,500.

IDB
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 174 00 0 232.00
4001 Cane Ridge Pkwy, Antioch TN 37013

Motion to Change the Total value to \$59,700,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$16,402,500 and Improvement value reduced to \$43,297,500.

Uptown Investment Group, LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 093 05 4 022.00
169 Rosa L Parks Blvd, Nashville TN 37203

Motion to Change the Total value to \$4,182,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value reduced to \$4,174,600 and Improvement value of \$7,400.

CITIVIEW I, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 118 04 0 286.00
2305 Kline Ave, Nashville TN 37211

Motion to Change the Total value to \$5,398,000, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$2,566,300 and Improvement value reduced to \$2,831,700.

CITIVIEW II, LLC
Richard Hunt and Caren Nichol with Evans and Petree, appeared
Parcel ID 118 04 0 316.00
2310 Kline Ave, Nashville TN 37211

Motion to Change the Total value to \$6,000,000, by Carnell Scruggs, second by Michael Milliner,
unanimously approved. Land value of \$2,965,000 and Improvement value reduced to \$3,035,000.

VII. Adjournment

Motion to adjourn by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 4:05 PM.

ATTEST:

APPROVED:
