



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday February 17, 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. Bruce Pierce, Ms. Lori Caste, and Ms. Deb Dawson. 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

BIP III (Madison), LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 034 06 0 063.00  
700 Myatt Dr, Madison TN 37115

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

700 Myatt Dr Owner, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 034 06 0 105.00  
0 Myatt Dr, Madison TN 37115

Motion to Change the Total value to \$15,760,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$2,143,400 and Improvement value reduced to \$13,616,600.

700 Myatt Dr Owner, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 034 06 0 106.00  
0 Myatt Dr, Madison TN 37115

Motion to No Change the Total Land value of \$6,200, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$6,200.

Temphis Corp.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 040 00 0 155.00  
7525 Hickory Hills Ct, Whites Creek TN 37189

Motion to No Change the Total value of \$2,529,100 by Bruce Pierce, second by Lori Caste, unanimously approved. Land value of \$509,700 and Improvement value of \$2,019,400.

Warehouse Ventures, GP  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 041 00 0 186.00  
7532 Hickory Hills Ct, Whites Creek TN 37189

Motion to Change the Total value to \$10,190,000 by Bruce Pierce, second by Lori Caste, unanimously approved. Land value of \$743,600 and Improvement value reduced to \$9,446,400.

NAS 931 Robinson LP  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 044 00 0 035.00  
931 Robinson Rd, Old Hickory TN 37138

Motion to No Change the Total value of \$12,534,200, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$1,325,500 and Improvement value of \$11,208,700.

BT-OH, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 059 00 0 072.00  
3205 Whites Creek Pike, Nashville TN 37207

Motion to Change the Total value to \$48,230,000 by Bruce Pierce, second by Lori Caste, unanimously approved. Land value of \$10,586,300 and Improvement value reduced to \$37,643,700.

Riverbend Nashville Properties I, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 059 00 0 224.00  
2832 Whites Creek Pike, Nashville TN 37207

Motion to No Change the Total value of \$30,885,100 by Bruce Pierce, second by Lori Caste, unanimously approved. Land value of \$8,296,000 and Improvement value of \$22,589,100.

BT-OH, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 059 00 0 227.00  
2842 Whites Creek Pike, Nashville TN 37207

Motion to Change the Total value to \$5,250,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$5,000,000 and Improvement value reduced to \$250,000.

GFP CL Nashville 2947, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 060 00 0 110.00  
2947 Brick Church Pike, Nashville TN 37207

Motion to Change the Total value to \$12,550,000 by Bruce Pierce, second by Lori Caste, unanimously approved. Land value of \$1,784,900 and Improvement value reduced to \$10,765,100.

McLane Nashville, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 069 00 0 050.00  
3851 Industrial Pkwy, Nashville TN 37218

Motion to Change the Total value to \$20,000,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$2,307,200 and Improvement value reduced to \$17,692,800.

McLane Nashville, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 069 00 0 238.00  
3801 Industrial Pkwy, Nashville TN 37218

Motion to No Change the Total value of \$987,900 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$880,000 and Improvement value of \$107,900.

SL7 Nashville Industrial, LP  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 072 00 0 012.00  
3311 Ambrose Ave, Nashville TN 37207

Motion to No Change the Total value of \$39,963,000 by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$4,382,400 and Improvement value of \$35,580,600.

This concluded the morning session at 11:55 AM; Motion to recess until the 1:00 PM session by Bruce Pierce, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Mr. Michael Milliner, Ms. Alexa Backner, and Mr. Bruce Pierce. Also present were Danielle Hancock, and Joel Phillips, 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. Alexa Backner, Temporary Chair, for this meeting, Motion by Michael Milliner, second by Bruce Pierce, unanimously approved.

1:00 PM

SL7 Nashville Industrial, LP  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 072 00 0 018.00  
3201 Ambrose Ave, Nashville TN 37207

Motion to No Change the Total value of \$4,612,500 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$422,400 and Improvement value of \$4,190,100.

Robert Orr/Sysco Food Services Co.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 079 00 0 018.00  
1 Hermitage Plz, Nashville TN 37209

Motion to Change the Total value to \$28,809,000 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$4,346,000 and Improvement value reduced to \$24,463,000.

Robert Orr-Sysco Food Service Co.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 079 00 0 047.00  
7254 Centennial Pl, Nashville TN 37209

Motion to No Change the Total Land value of \$1,040,000 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$1,040,000.

539 Partners, GP  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 079 00 0 056.00  
6167 Cockrill Bend Cir, Nashville TN 37209

Motion to No Change the Total value of \$5,718,900 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$1,406,000 and Improvement value of \$4,312,900.

Dogwood Holdings II PROPCO TN, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 079 00 0 070.00  
7000 Westbelt Dr, Nashville TN 37209

Motion to Change the Total value to \$5,300,000 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$995,600 and Improvement value reduced to \$4,304,400.

Robert Orr-Sysco Food Service Co.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 079 00 0 092.00  
7240 Centennial Pl, Nashville TN 37209

Motion to No Change the Total value of \$1,600,100 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$995,200 and Improvement value of \$604,900.

305 Jefferson, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 082 13 0 315.00  
1001 3<sup>rd</sup> Ave N, Nashville TN 37201

Motion to Change the Total value to \$2,220,000 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$2,205,800 and Improvement value reduced to \$14,200.

305 Jefferson, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 082 13 0 316.00  
1009 3<sup>rd</sup> Ave N, Nashville TN 37201

Motion to Change the Total value to \$8,312,300 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$7,352,500 and Improvement value reduced to \$959,800.

305 Jefferson, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 082 13 0 317.00  
305 Jefferson St, Nashville TN 37208

Motion to No Change the Total value of \$7,187,700 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$7,187,500 and Improvement value of \$200.

305 Jefferson, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 082 13 0 348.00  
1000 3<sup>rd</sup> Ave N, Nashville TN 37201

Motion to No Change the Total value of \$4,406,800 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$4,356,000 and Improvement value of \$50,800.

305 Jefferson, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 082 13 0 349.00  
0 Junior Gilliam Way, Nashville TN 37201

Motion to No Change the Total Land value of \$326,800 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$326,800.

305 Jefferson, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 082 13 0 351.00  
1001 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to No Change the Total Land value of \$871,300 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$871,300.

305 Jefferson, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 082 13 0 352.00  
0 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to No Change the Total value of \$880,700 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$871,300 and Improvement value of \$9,400.

305 Jefferson, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 082 13 0 353.00  
0 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to No Change the Total value of \$880,700 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$871,300 and Improvement value of \$9,400.

305 Jefferson, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 082 13 0 354.00  
0 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to No Change the Total value of \$880,700 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$871,300 and Improvement value of \$9,400.

VII. Adjournment

Motion to adjourn by Michael Milliner, second by Bruce Pierce, unanimously approved.

Meeting adjourned 3:45 PM.

**ATTEST:**

**APPROVED:**

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