



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday February 18, 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: Ms. Alexa Backner, Ms. Lori Caste, and Ms. Deb Dawson. Also present were Danielle Hancock, and Andrea Wandell, with the Office of the Property Assessor.

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

8:30 AM

305 Jefferson, LLC
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 082 13 0 355.00
1011 2nd Ave N, Nashville TN 37201

Motion to No Change the Total value of \$1,100,800, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$1,089,000 and Improvement value of \$11,800

305 Jefferson, LLC
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 082 13 0 356.00
1015 2nd Ave N, Nashville TN 37201

Motion to No Change the Total value of \$1,651,100, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$1,633,500 and Improvement value of \$17,600

HS Partners, G.P.
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 082 14 0 048.00
118 Oldham St, Nashville TN 37213

Motion to Change the Total value to \$1,685,772, by Lori Caste, second by Alexa Backner, unanimously approved. Land value reduced to \$1,660,772 and Improvement value of \$25,000

HS Partners, G.P.
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 082 14 0 049.00
116 Oldham St, Nashville TN 37213

Motion to Change the Total value to \$1,332,936, by Lori Caste, second by Alexa Backner, unanimously approved. Land value reduced to \$1,297,836 and Improvement value of \$35,100

HS Partners, G.P.
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 082 14 0 052.00
195 N 1st St, Nashville TN 37213

Motion to Change the Total Land value to \$4,978,908, by Lori Caste, second by Alexa Backner, unanimously approved. Land value reduced to \$4,978,908.

JMDH Real Estate of Nashville, LLC
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 082 14 0 078.00
111 Oldham St, Nashville TN 37213

Motion to Change the Total value to \$13,987,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value reduced to \$13,764,500 and Improvement value of \$222,500

G.G. Waggoner, Jr.
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 092 08 0 270.00
1619 Charlotte Ave, Nashville TN 37203

Motion to No Change the Total value of \$17,178,200, by Lori Caste, second by Alexa Backner, unanimously approved. Land value of \$17,141,600 and Improvement value of \$36,600

G.G. Waggoner, Jr.
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 092 12 0 123.00
1627 Patterson St, Nashville TN 37203

Motion to No Change the Total value of \$3,428,600, by Lori Caste, second by Alexa Backner,
unanimously approved. Land value of \$3,400,000 and Improvement value of \$28,600

W.W. Grainger, Inc.
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 093 05 0 195.00
1021 Dr. Martin L. King, Jr. Blvd, Nashville TN 37203

Motion to Change the Total value to \$27,991,650, by Lori Caste, second by Alexa Backner,
unanimously approved. Land value reduced to \$27,969,950 and Improvement value of \$21,700

Ewing Investments, LLC
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 093 14 0 303.00
701 Ewing Ave, Nashville TN 37203

Motion to Change the Total value to \$6,138,000, by Lori Caste, second by Alexa Backner,
unanimously approved. Land value of \$5,662,800 and Improvement value reduced to \$475,200

BCP 3rd Ave, LLC
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 093 15 0 287.00
1014 3rd Ave S, Nashville TN 37210

Motion to Change the Total value to \$918,000, by Lori Caste, second by Alexa Backner,
unanimously approved. Land value increased to \$780,000 and Improvement value reduced to \$138,000

BCP 3rd Ave, LLC
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 093 15 0 288.00
1016 3rd Ave S, Nashville TN 37210

Motion to No Change the Total Land value of \$552,000, by Lori Caste, second by Alexa Backner,
unanimously approved. Land value of \$552,000

First Industrial, LP
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 094 00 0 016.00
1736 River Hills Dr, Nashville TN 37210

Motion to Change the Total value to \$18,030,000, by Lori Caste, second by Alexa Backner,
unanimously approved. Land value of \$7,632,000 and Improvement value reduced to \$10,398,000

This concluded the morning session at 11:55 AM; Motion to recess until the 1:00 PM session by Alexa Backner, 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 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 Ms. Alexa Backner, Temporary Chair, for this meeting, Motion by Michael Milliner, second by Bruce Pierce, unanimously approved.

1:00 PM

PKST Nashville Freightliner LLC
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 094 00 0 108.00
1185 Freightliner Dr, Nashville TN 37210

Motion to No Change the Total value of \$5,151,100 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$2,854,500 and Improvement value of \$2,296,600.

Liquid Environmental Solutions of Tennessee, LLC
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 094 00 0 117.00
501 Cave Rd, Nashville TN 37210

Motion to No Change the Total value of \$1,347,800 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$1,030,000 and Improvement value of \$317,800.

TMBC, LLC
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 094 00 0 137.00
486 Cave Rd, Nashville TN 37210

Motion to Change the Total value to \$4,000,000 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$2,420,000 and Improvement value reduced to \$1,580,000.

Store Master Funding VI, LLC
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 095 09 0 061.00
641 Massman Dr, Nashville TN 37210

Motion to No Change the Total value of \$30,462,700 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$20,059,200 and Improvement value of \$10,403,500.

Temphis Corporation
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 095 13 0 002.00
705 Massman Dr, Nashville TN 37210

Motion to Change the Total value to \$12,983,000 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value reduced to \$12,973,000 and Improvement value reduced to \$10,000.

Temphis Corporation
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 095 13 0 041.00
713 Massman Dr, Nashville TN 37210

Motion to Change the Total value to \$2,025,000 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value reduced to \$2,024,000 and Improvement value reduced to \$1,000.

Massman Industrial Nashville, LLC
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 095 13 0 007.00
660 Massman Dr, Nashville TN 37210

Motion to Change the Total value to \$19,440,000 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$9,600,000 and Improvement value reduced to \$9,840,000.

USPF Massman LP
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 095 13 0 015.00
640 Massman Dr, Nashville TN 37210

Motion to Change the Total value to \$25,480,000 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$10,140,000 and Improvement value reduced to \$15,340,000.

USPF Massman LP
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 095 14 0 120.00
0 Acorn Dr, Nashville TN 37210

Motion to No Change the Total Land value of \$2,160,000 by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$2,160,000.

W.W. Grainger, Inc.
Cody Anderson and Malik Thompson with Ryan, LLC, appeared
Parcel ID 095 13 0 018.00
1938 Elm Tree Dr, Nashville TN 37210

Motion to No Change the Total value of \$5,103,100, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$2,472,000 and Improvement value of \$2,631,100

VII. Adjournment

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

Meeting adjourned 3:45 PM.

ATTEST:

APPROVED:
