



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday February 23, 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: Dr. Truitt Ellis, Mr. Carnell Scruggs, and Ms. Deb Dawson. Also present were Herman Ruben, and Joel Phillips, with the Office of the Property Assessor. Chris Kirby, Caleb Marlowe, Ralph Mainland, and Derrick Hammond with Ryan, LLC was also present.

- III. Review and Approval of Minutes: .Approval of the minutes from the meetings of February 2, 2026, February 3, 2026, February 4, 2026, February 5, 2026, and February 9, 2026, Motion by Carnell Scruggs, second by Truitt Ellis, unanimously approved.

- IV. Public Comment Period

- V. Appeals:

8:30 AM

(Heard in PM session)

HJL, L.P.

Chris Kirby with Ryan, LLC, appeared

Parcel ID 084 15 0 164.00

119 Fairway Dr, Nashville TN 37214

Motion to Change the Total Land value to \$548,000, by Bruce Pierce, second by Alexa Backner, unanimously approved. Land value reduced to \$548,000

USCWF HRT Split Rock Charlotte Medical LLC
Caleb Marlowe with Ryan, LLC, appeared
Parcel ID 091 12 4B 002.00
410 42nd Ave N, Nashville TN 37209

Motion to Change the Total value to \$26,000,000, by Carnell Scruggs, second by Truitt Ellis,
unanimously approved. Land value of \$4,509,200 and Improvement value reduced to \$21,490,800

HRT of Tennessee, Inc.
Caleb Marlowe with Ryan, LLC, appeared
Parcel ID 092 11 0 368.00 001
0 Church St, Nashville TN 37203

Motion to Change the Total value to \$34,820,000, by Carnell Scruggs, second by Truitt Ellis,
unanimously approved. Land value of \$17,228,100 and Improvement value reduced to \$17,591,900

RMR Investment Company, LLC
Chris Kirby with Ryan, LLC, appeared
Parcel ID 092 15 0 068.00
207 24th Ave N, Nashville TN 37203

Motion to Change the Total value to \$1,585,000, by Carnell Scruggs, second by Truitt Ellis,
unanimously approved. Land value of \$1,350,000 and Improvement value reduced to \$235,000

RMR Investment Company, LLC
Chris Kirby with Ryan, LLC, appeared
Parcel ID 092 15 0 069.00
209 24th Ave N, Nashville TN 37203

Motion to Change the Total value to \$1,359,000, by Truitt Ellis, second by Carnell Scruggs,
unanimously approved. Land value of \$1,215,000 and Improvement value reduced to \$144,000

HRT of Tennessee, Inc.
Caleb Marlowe with Ryan, LLC, appeared
Parcel ID 092 16 0 019.00 001
2001 Church St, Nashville TN 37203

Motion to Change the Total value to \$102,880,000, by Carnell Scruggs, second by Truitt Ellis,
unanimously approved. Land value of \$34,249,300 and Improvement value reduced to \$68,630,700

Berger Building, LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 093 05 4 032.00
164 Rosa L Parks Blvd, Nashville TN 37203

Motion to No Change the Total value of \$9,125,700, by Carnell Scruggs, second by Truitt Ellis,
unanimously approved. Land value of \$8,985,600 and Improvement value of \$140,100

HJL Properties, GP
Chris Kirby with Ryan, LLC, appeared
Parcel ID 095 03 0 019.00
2412 Lebanon Pike, Nashville TN 37214

Motion to No Change the Total value of \$1,795,900, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$731,800 and Improvement value of \$1,064,100

HJL, L.P.
Chris Kirby with Ryan, LLC, appeared
Parcel ID 095 04 0 092.00
205 McGavock Pike, Nashville TN 37214

Motion to Change the Total value to \$560,000, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value of \$322,300 and Improvement value reduced to \$237,700

HRT of Tennessee LLC
Caleb Marlowe with Ryan, LLC, appeared
Parcel ID 103 14 0 116.00
28 White Bridge Pike, Nashville TN 37205

Motion to continue to a date to be determined to allow for a Field Review to correctly determine the square footage of the parcel, by Carnell Scruggs, second by Truitt Ellis, unanimously approved.

HRT of Tennessee, Inc.
Caleb Marlowe with Ryan, LLC, appeared
Parcel ID 103 15 0 022.00 001
0 Harding Pike, Nashville TN 37205

Motion to Change the Total value to \$117,480,000, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$11,524,900 and Improvement value reduced to \$105,955,100

Freeland Realty 4, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 163 00 0 378.00
5380 Hickory Hollow Pkwy, Antioch TN 37013

Motion to No Change the Total value of \$6,084,600, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value of \$1,599,600 and Improvement value of \$4,485,000

This concluded the morning session at 11:55 AM; Motion to recess until the 1:00 PM session by Truitt Ellis, second by Carnell Scruggs, unanimously approved.

VI. Roll Call

Members present included: Mr. Roger Farmer, Ms. Alexa Backner, and Mr. Bruce Pierce. Also present were Herman Ruben and Joel Phillips, with the Office of the Property Assessor. Chris Kirby, Ralph Mainland, and Derrick Hammond with Ryan, LLC were also present.

1:00 PM

East Nashville Owner, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 072 13 0 381.00
1300 Gallatin Ave, Nashville TN 37206

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

East Nashville Owner, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 072 13 0 382.00
1023 Douglas Ave, Nashville TN 37206

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

RMRTN, LLC
Chris Kirby with Ryan, LLC, appeared
Parcel ID 092 15 0 063.00
206 Reidhurst Ave, Nashville TN 37203

Motion to No Change the Total value of \$1,366,200, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$1,350,000 and Improvement value of \$16,200

RMRTN, LLC
Chris Kirby with Ryan, LLC, appeared
Parcel ID 092 15 0 066.00
2400 Elliston Pl, Nashville TN 37203

Motion to Change the Total value to \$11,365,800, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$9,585,000 and Improvement value reduced to \$1,780,800

Uptown Investment Group LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 093 05 4 021.00
175 Rosa L Parks Blvd, Nashville TN 37203

Motion to No Change the Total value of \$5,640,500, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$5,632,000 and Improvement value of \$8,500

TM Investment, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 093 14 0 467.00
701 4th Ave S, Nashville TN 37210

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

HJL Properties, GP
Chris Kirby with Ryan, LLC, appeared
Parcel ID 095 03 0 124.00
2400 Lebanon Pike, Nashville TN 37214

Motion to Change the Total value to \$2,140,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$1,202,300 and Improvement value reduced to \$937,700

HJL Properties, GP
Chris Kirby with Ryan, LLC, appeared
Parcel ID 095 04 0 003.00
2414 B Lebanon Pike, Nashville TN 37214

Motion to Change the Total value to \$1,060,000, by Bruce Pierce, second by Alexa Backner, unanimously approved. Land value of \$666,500 and Improvement value reduced to \$393,500

C2 Land, L.P.
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 095 15 0 013.00
2508 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total value of \$20,905,200, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$4,275,800 and Improvement value of \$16,629,400

Stockwell Property, LLC
Ralph Mainland with Ryan, LLC, appeared
Parcel ID 105 03 0 002.00
1000 6th Ave S, Nashville TN 37203

Motion to Change the Total value to \$3,160,000, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$3,103,700 and Improvement value reduced to \$56,300

Tristar Ventures, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 134 13 0 197.00
225 Largo Dr, Nashville TN 37211

Motion to No Change the Total value of \$528,900, by Alexa Backner, second by Bruce Pierce, unanimously approved. Land value of \$95,800 and Improvement value of \$433,100

VII. Adjournment

Motion to adjourn by Bruce Pierce, second by Alexa Backner, unanimously approved.

Meeting adjourned 2:35 PM.

ATTEST:

APPROVED:
