



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday March 2, 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, Mr. Derrick Starks, and Ms. Deb Dawson. Also present were Herman Ruben, and Andrea Wandell, with the Office of the Property Assessor. Also present were Cody Anderson, Aaron Thomas, and Kailyn Kiefaber with Ryan, LLC

- III. Review and Approval of Minutes: Approval of the Minutes from February 17, 2026, February 18, 2026, and February 19, 2026, Motion by Derrick Starks, second by Bruce Pierce, unanimously approved.

- IV. Public Comment Period

- V. Appeals:

8:30 AM

PSOF Nashville PROPCO, LLC  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 092 15 0 137.00  
2400 West End Ave, Nashville TN 37203

**\*\*NOTE\*\*** This appeal was previously heard on 2/4/2026 and a decision by the independent MBOE was made. New information became available and both parties agreed to put this back on the agenda for today Motion to Change the Total value to \$53,500,000, by Derrick Starks, second by Bruce Pierce, unanimously approved. Land value of \$25,364,000 and Improvement value reduced to \$28,136,000.

EWA Nashville 110 Owner, LLC  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 121 11 0A 007.00  
110 Airpark Ctr E, Nashville TN 37217

Motion to Change the Total value to \$22,880,000 by Bruce Pierce, second by Derrick Starks, unanimously approved. Land value of \$1,008,100 and Improvement value reduced to \$21,871,900.

STAG Nashville, LLC  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 134 00 0 128.00  
3258 Ezell Pike, Nashville TN 37211

Motion to No Change the Total value of \$18,579,800 by Derrick Starks, second by Bruce Pierce, unanimously approved. Land value of \$415,600 and Improvement value of \$18,164,200.

SL7 Nashville Industrial, LP  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 134 00 0 238.00  
570 Metroplex Dr, Nashville TN 37211

Motion to No Change the Total value of \$12,492,000 by Bruce Pierce, second by Derrick Starks, unanimously approved. Land value of \$5,331,700 and Improvement value of \$7,160,300.

SL7 Nashville Industrial, LP  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 134 00 0 239.00  
561 Metroplex Dr, Nashville TN 37211

Motion to Change the Total value to \$2,720,000 by Derrick Starks, second by Bruce Pierce, unanimously approved. Land value of \$1,324,300 and Improvement value reduced to \$1,395,700.

Haven Airport Logistics, LLC & LHC Airport Logistics  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 135 00 0 444.00  
1785 Reynolds Rd, Nashville TN 37217

Motion to Change the Total value to \$22,887,000 by Bruce Pierce, second by Derrick Starks, unanimously approved. Land value of \$384,800 and Improvement value reduced to \$22,502,200.

SL Industrial, LP  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 163 00 0 190.00  
5582 Mt View Rd 100, Antioch TN 37013

Motion to Change the Total value to \$13,730,000 by Bruce Pierce, second by Derrick Starks, unanimously approved. Land value of \$1,372,000 and Improvement value reduced to \$12,358,000.

SL7 Nashville Industrial, LP  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 174 00 0 197.00  
2910 Old Franklin Road, Antioch TN 37013

Motion to No Change the Total value of \$18,860,500 by Bruce Pierce, second by Derrick Starks, unanimously approved. Land value of \$1,154,000 and Improvement value of \$17,706,500.

This concluded the morning session at 10:40 AM; Motion to recess until the 1:00 PM session by Derrick Starks, second by Bruce Pierce, unanimously approved.

VI. Roll Call

Members present included: Mr. John Green, Ms. Mia Parker, and Ms. Alexa Backner. Also present were Herman Ruben and Andrea Wandell, with the Office of the Property Assessor. Also present were Cody Anderson, Aaron Thomas, and Kailyn Kiefaber with Ryan, LLC.

**\*\*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 John Green, second by Mia Parker, unanimously approved.

VII. Review and Approval of Minutes:

1:00 PM

NG Dickerson, LLC  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 071 10 0 179.00  
144 Elmhurst Ave, Nashville TN 37207

Motion to No Change the Total Land value of \$350,000 by John Green, second by Mia Parker, unanimously approved. Land value of \$350,000.

NG Dickerson, LLC  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 071 10 0 180.00  
142 Elmhurst Ave, Nashville TN 37207

Motion to No Change the Total Land value of \$350,000 by John Green, second by Mia Parker, unanimously approved. Land value of \$350,000.

Jackson Park, LLC  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 175 00 0 144.00  
3026 Owen Dr, Antioch TN 37013

Motion to Change the Total value to \$7,100,000 by John Green, second by Mia Parker, unanimously approved. Land value of \$1,873,100 and Improvement value reduced to \$5,226,900.

EPRT Tennessee Properties LLC  
Kailyn Kiefaber with Ryan, LLC, appeared  
Parcel ID 175 00 0 191.00  
4235 Murfreesboro Pike, Lavergne TN 37086

Motion to Change the Total value to \$3,700,000 by Mia Parker, second by John Green,  
unanimously approved. Land value of \$2,328,900 and Improvement value reduced to \$1,371,100.

PR Nashville Interchange Phase I LLC  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 175 00 0 224.00  
3818 Logistics Way, Antioch TN 37013

Motion to Change the Total value to \$53,150,000 by John Green, second by Mia Parker,  
unanimously approved. Land value of \$9,368,700 and Improvement value reduced to \$43,781,300.

PR Nashville Interchange Phase II, LLC  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 175 00 0 227.00  
3864 Logistics Way, Antioch TN 37013

Motion to Change the Total value to \$104,010,000 by John Green, second by Mia Parker,  
unanimously approved. Land value of \$22,032,000 and Improvement value reduced to \$81,978,000.

Dogwood Holdings II PROPCO TN, LLC  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 183 00 0 134.00  
1640 J P Hennessy Dr, Lavergne TN 37086

Motion to No Change the Total value of \$7,202,600 by Mia Parker, second by John Green,  
unanimously approved. Land value of \$1,599,000 and Improvement value of \$5,603,600.

Elbon Properties, LLC  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 183 00 0 154.00  
1631 Corporate Pl, Lavergne TN 37086

Motion to No Change the Total value of \$6,459,900 by John Green, second by Mia Parker,  
unanimously approved. Land value of \$1,572,000 and Improvement value of \$4,887,900.

VIII. Adjournment

Motion to adjourn by John Green, second by Mia Parker, unanimously approved.

Meeting adjourned 2:30 PM.

**ATTEST:**

**APPROVED:**

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