



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday March 4, 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. Carnell Scruggs, Ms. Lori Caste, and Mr. Roger Farmer. Also present were Danielle Hancock, and Elias Anderson, with the Office of the Property Assessor. Also present were Cody Anderson, Caitlyn Smagh, Aaron Thomas, Jake Jameson, and Kailyn Kiefaber with Ryan, LLC

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

8:30 AM

Meadow Creek, L.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 025 00 0 071.00
919 Dickerson Pike, Goodlettsville TN 37072

Motion to No Change the Total value of \$5,460,000 by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,260,000 and Improvement value of \$4,200,000.

110 Harris St, LLC & 110 Harris St Holding, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 025 08 0 051.00
108 Harris St, Goodlettsville TN 37072

Motion to No Change the Total value of \$9,451,200 by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,035,000 and Improvement value of \$8,416,200.

Stocking 51, LLC
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 091 00 0 041.00
5016 Centennial Blvd, Nashville TN 37209

Stocking 51, LLC
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 091 00 0 042.00
1410 51st Ave N, Nashville TN 37209

Stocking 51, LLC
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 091 00 0 043.00
4900 Centennial Blvd, Nashville TN 37209

Motion to continue the three (3) parcels above to a date to be determined to allow for a Field Review, by Lori Caste, second by Roger Farmer.

NW 5+B Office and Retail, LLC
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 093 06 3A 001.00
501 Commerce St, Nashville TN 37203

Motion to No Change the Total value of \$244,393,800 by Lori Caste, second by Lori Caste, unanimously approved. Land value of \$79,443,000 and Improvement value of \$164,950,800.

NW 5+B Office and Retail, LLC
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 093 06 3A 002.00
600 Broadway #1001-1013, Nashville TN 37203

Motion to No Change the Total value of \$187,778,400 by Lori Caste, second by Lori Caste, unanimously approved. Land value of \$90,345,600 and Improvement value of \$97,432,800.

NW 5+B Office and Retail, LLC
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 093 06 3A 003.00
500 Broadway, Nashville TN 37203

Motion to No Change the Total value of \$165,934,000 by Lori Caste, second by Lori Caste, unanimously approved. Land value of \$35,047,800 and Improvement value of \$130,886,200.

IDB
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 093 06 3A 003.00 001
0 Broadway, Nashville TN 37203

Motion to No Change the Total Improvement value of \$45,188,300 by Lori Caste, second by Lori Caste, unanimously approved. Improvement value of \$45,188,300.

Convention Center Authority of Metro Gov't
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 093 06 3A 005.00
600 B Broadway, Nashville TN 37203

Motion to No Change the Total Land value of \$32,711,400 by Lori Caste, second by Lori Caste, unanimously approved. Land value of \$32,711,400.

O.I.C. Fifth & Broadway
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 093 06 3A 900.00
600 Broadway #200, Nashville TN 37203

Motion to No Change the Total Land value of \$31,154,200 by Lori Caste, second by Lori Caste, unanimously approved. Land value of \$31,154,200.

Oliver McMillan Spectrum Emery, LLC
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 093 06 3A 900.00 001
0 Broadway, Nashville TN 37203

Motion to No Change the Total Improvement value of \$31,480,400 by Lori Caste, second by Lori Caste, unanimously approved. Improvement value of \$31,480,400.

F & S Investments Partnership
Cody Anderson with Ryan, LLC, appeared
Parcel ID 108 00 0 243.00
540 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$1,925,000 by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,071,600 and Improvement value reduced to \$853,400.

SHM Holdings LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 129 08 0 142.00
0 Highway 70 S, Nashville TN 37221

Motion to No Change the Total Land value of \$175,000 by Lori Caste, second by Lori Caste, unanimously approved. Land value of \$175,000.

Andrew J Shmerling
Cody Anderson with Ryan, LLC, appeared
Parcel ID 130 09 0 084.00
409 Page Rd, Nashville TN 37205

Motion to No Change the Total Land value of \$725,000 by Lori Caste, second by Lori Caste, unanimously approved. Land value of \$725,000.

This concluded the morning session at 10:30 AM. Motion to Recess until the 1:00 PM session, by Carnell Scruggs, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Mr. Bruce Pierce, Ms. Alexa Backner, and Mr. John Green. Also present were Danielle Hancock, and Elias Anderson, with the Office of the Property Assessor. Also present were Cody Anderson, Caitlyn Smagh, Aaron Thomas, Jake Jameson, and Kailyn Kiefaber with Ryan, LLC

****NOTE**** Due to the Chair nor Vice Chair, not being present for this meeting, the independent MBOE elected Ms. Alexa Backner, Temporary Chair, for this meeting, Motion by John Green, second by Bruce Pierce, unanimously approved.

1:00 PM

Hickory Chase Owner, LLC & ET AL
Cody Anderson with Ryan, LLC, appeared
Parcel ID 042 11 0 059.00
600 Heritage Dr 258, Madison TN 37115

Motion to No Change the Total value of \$544,100 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$61,800 and Improvement value of \$482,300.

Hickory Chase Owner, LLC & ET AL
Cody Anderson with Ryan, LLC, appeared
Parcel ID 042 11 0 086.00
510 Heritage Dr, Madison TN 37115

Motion to Change the Total value to \$45,348,400 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$4,740,000 and Improvement value reduced to \$40,608,400.

Hickory Chase Owner, LLC & ET AL
Cody Anderson with Ryan, LLC, appeared
Parcel ID 042 11 0 087.00
515 Heritage Dr, Madison TN 37115

Motion to No Change the Total value of \$3,665,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$480,000 and Improvement value of \$3,185,000.

Madison 2 Pack LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 043 09 0 317.00
300 Kate St, Madison TN 37115

Motion to Change the Total value to \$10,800,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,470,000 and Improvement value reduced to \$9,330,000.

Madison 2 Pack LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 043 15 0 027.00
816 Old Hickory Blvd, Madison TN 37115

Motion to Change the Total value to \$6,550,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$995,300 and Improvement value reduced to \$5,554,700.

Lion Easton, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 051 00 0 015.00
714 Due West Ave N, Madison TN 37115

Motion to No Change the Total value of \$29,243,800 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$3,090,000 and Improvement value of \$26,153,800.

Cobblestone Corners Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 061 00 0 075.00
501 Ben Allen Rd, Nashville TN 37216

Motion to No Change the Total value of \$9,700,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,920,000 and Improvement value of \$7,780,000.

Pennington Centre Blvd Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 062 00 0 274.00
330 Pennington Centre Blvd, Nashville TN 37214

Motion to Change the Total value to \$59,200,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$7,400,000 and Improvement value reduced to \$51,800,000.

Grand Oak Great Circle, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 070 12 0 001.00
341 Great Circle Rd, Nashville TN 37228

Motion to Change the Total value to \$86,985,600 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$16,345,000 and Improvement value reduced to \$70,640,600.

Metrocenter North Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 070 15 0 047.00
550 Great Circle Rd, Nashville TN 37228

Motion to No Change the Total value of \$89,328,800 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$6,312,100 and Improvement value of \$83,016,700.

One Metrocenter Holdings LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 081 04 0 221.00
45 Vantage Way, Nashville TN 37228

Motion to No Change the Total value of \$85,167,900 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$11,200,000 and Improvement value of \$73,967,900.

AH Nashville Development, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 081 04 0 226.00
339 Athens Way, Nashville TN 37228

Motion to No Change the Total value of \$27,620,700 by Bruce Pierce, second by John Green, unanimously approved. Land value of \$3,304,000 and Improvement value of \$24,316,700.

LMC Towne Property Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 081 08 0 354.00
808 Garfield St, Nashville TN 37208

Motion to Change the Total value to \$74,461,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$14,805,000 and Improvement value reduced to \$59,656,000.

Station Lofts, L.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 081 12 0 320.00
1501 Rosa L Parks Blvd, Nashville TN 37208

Motion to No Change the Total value of \$7,992,400 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$2,880,000 and Improvement value of \$5,112,400.

VII. Adjournment

Motion to adjourn by John Green, second by Bruce Pierce, unanimously approved.

Meeting adjourned 3:05 PM.

ATTEST:

APPROVED:
