



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday March 5, 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. John Green, Ms. Lori Caste, and Ms. Melba Jackson. Also present were Danielle Hancock, and Joel Phillips, with the Office of the Property Assessor. Also present were Cody Anderson, Aaron Thomas, Jake Jameson, and Kailyn Kiefaber with Ryan, LLC

****NOTE**** Due to the Chair nor Vice Chair, being present for this meeting, the independent MBOE elected Ms. Melba Jackson, Temporary Chair for this meeting, Motion by John Green, second by Lori Caste, unanimously approved.

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

8:30 AM

Adams Street Investors LLC & 1390 Adams St Holdings
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 05 0 171.00
1390 Adams St, Nashville TN 37208

Motion to Change the Total value to \$83,000,000 by John Green, second by Lori Caste, unanimously approved. Land value of \$11,610,000 and Improvement value reduced to \$71,390,000.

Nashville 249 Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 09 0 501.00
1401 3rd Ave N, Nashville TN 37208

Motion to Change the Total value to \$65,046,300 by Lori Caste, second by John Green, unanimously approved. Land value of \$11,205,000 and Improvement value reduced to \$53,841,300.

Nashville 249 Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 09 0 502.00
1410 4th Ave N, Nashville TN 37208

Motion to No Change the Total value of \$7,803,700 by Lori Caste, second by John Green, unanimously approved. Land value of \$3,345,400 and Improvement value of \$4,458,300.

East River Holdings, L.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 12 0 013.00
714 Ramsey St, Nashville TN 37206

Motion to Change the Total value to \$6,160,000 by John Green, second by Lori Caste, unanimously approved. Land value of \$2,160,000 and Improvement value reduced to \$4,000,000.

East River Holdings, L.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 12 0 020.00
201 N 8th St, Nashville TN 37206

Motion to Change the Total value to \$9,000,000 by John Green, second by Lori Caste, unanimously approved. Land value of \$2,520,000 and Improvement value reduced to \$6,480,000.

Vista Germantown Apartments, L.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 13 0 199.00
515 Madison St, Nashville TN 37208

Motion to Change the Total value to \$64,395,000 by Lori Caste, second by John Green, unanimously approved. Land value of \$23,783,800 and Improvement value reduced to \$40,611,200.

820 4th Avenue Owner (TN), LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 13 0 406.00
820 4th Ave N, Nashville TN 37219

Motion to No Change the Total value of \$107,628,200 by John Green, second by Lori Caste, unanimously approved. Land value of \$27,116,000 and Improvement value of \$80,512,200.

AB PR QOZB IV Property, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 14 0 043.00
201 Cowan St, Nashville TN 37213

Motion to No Change the Total Land value of \$12,500,000 by John Green, second by Lori Caste, unanimously approved. Land value of \$12,500,000.

Jackson Grove Apartments Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 086 00 0 010.00
3417 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$33,862,900 by Lori Caste, second by John Green, unanimously approved. Land value of \$5,000,000 and Improvement value reduced to \$28,862,900.

Jackson Grove Apartments Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 086 00 0 202.00
0 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total value of \$1,057,100 by Lori Caste, second by John Green, unanimously approved. Land value of \$950,000 and Improvement value of \$107,100.

Avalon of Hermitage Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 086 00 0 092.00
3501 Andrew Jackson Way, Hermitage TN 37076

Motion to No Change the Total value of \$32,200,000 by John Green, second by Lori Caste, unanimously approved. Land value of \$3,725,000 and Improvement value of \$28,475,000.

Cherry Creek Multifamily Holdings, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 086 00 0 154.00
4100 Crystal Springs Ln, Hermitage TN 37076

Motion to No Change the Total value of \$95,463,000 by John Green, second by Lori Caste, unanimously approved. Land value of \$12,500,000 and Improvement value of \$82,963,000.

Cherry Creek Multifamily Holdings, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 086 00 0 280.00
1100 Crystal Springs Ln, Hermitage TN 37076

Motion to No Change the Total value of \$18,381,100 by John Green, second by Lori Caste, unanimously approved. Land value of \$3,175,000 and Improvement value of \$15,206,100.

This concluded the morning session at 11:00 AM. Motion to Recess until the 1:00 PM session, by John Green, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Mr. Carnell Scruggs, Ms. Alexa Backner, and Ms. Mia Parker. Also present were Danielle Hancock, and Joel Phillips, with the Office of the Property Assessor. Also present were Cody Anderson, 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 Carnell Scruggs, second by Mia Parker, unanimously approved.

1:00 PM

VR West 46th Holdings
Cody Anderson with Ryan, LLC, appeared
Parcel ID 091 16 0 007.00
4510 Charlotte Ave, Nashville TN 37209

Motion to Change the Total value to \$38,430,000 by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$7,695,000 and Improvement value reduced to \$30,735,000.

RW/GC Marathon Village Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 04 0 318.00
800 16th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$90,759,900 by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$20,205,000 and Improvement value of \$70,554,900.

Union Brick RE, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 04 0 323.00
801 12th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$95,477,100 by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$18,735,200 and Improvement value of \$76,741,900.

Union Brick RE, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 04 0 380.00
800 14th Ave N, Nashville TN 37203

Motion to No Change the Total Land value of \$2,415,000 by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$2,415,000.

Pearl Street Apartments, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 08 0 134.00
423 Fisk St, Nashville TN 37203

Motion to No Change the Total Land value of \$180,000 by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$180,000.

Pearl Street Apartments, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 08 0 135.00
427 Fisk St, Nashville TN 37203

Motion to Change the Total value to \$2,950,000 by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$450,000 and Improvement value reduced to \$2,500,000.

Pearl Street Apartments, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 08 0 152.00
1700 Pearl St, Nashville TN 37203

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

Pearl Street Apartments, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 08 0 153.00
1701 Pearl St, Nashville TN 37203

Motion to Change the Total value to \$3,959,500 by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$1,530,000 and Improvement value reduced to \$2,429,500.

Pearl Street Apartments, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 08 0 366.00
425 Fisk St, Nashville TN 37203

Motion to No Change the Total Land value of \$180,000 by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$180,000.

Stars Nashville & Oasis Center Inc & ET AL
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 08 0 388.00
0 Pearl St, Nashville TN 37203

Motion to Change the Total value to \$2,980,500 by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value reduced to \$2,979,500 and Improvement value reduced to \$1,000.

Gupton Partners, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 219.00
1601 State St, Nashville TN 37203

Motion to Change the Total value to \$13,400,000 by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value reduced to \$13,294,900 and Improvement value of \$105,100.

AI NPL REO 10, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 292.00
1818 Church St, Nashville TN 37203

Motion to No Change the Total value of \$36,662,500 by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$6,390,000 and Improvement value of \$30,272,500.

Local Nashville Hayes, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 401.00
1904 Hayes St, Nashville TN 37203

Motion to No Change the Total value of \$111,546,500 by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$16,596,300 and Improvement value of \$94,950,200.

VII. Adjournment

Motion to adjourn by Carnell Scruggs, second by Mia Parker, unanimously approved.

Meeting adjourned 3:35 PM.

ATTEST:

APPROVED:
