



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday March 18, 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. John Green, and Mr. Derrick Starks. Also present were Danielle Hancock, and Nathan Burton, with the Office of the Property Assessor. Also present were Cody Anderson, Aaron Thomas, Eli Couch and Jake Jameson with Ryan, LLC

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair, being present for this meeting, the independent MBOE elected Mr. Derrick Starks, Temporary Chair, for this meeting. Motion by John Green, second by Bruce Pierce, unanimously approved.

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

8:30 AM

WRPV XIII Doubletree Nashville, LLC  
Jake Jameson with Ryan, LLC, appeared  
Parcel ID 135 00 0 298.00  
1600 Doubletree Ln, Nashville TN 37217

Motion to Change the Total value to \$10,768,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$768,000 and Improvement value reduced to \$10,000,000.

WRPV XIII NV Nashville LLC  
Jake Jameson with Ryan, LLC, appeared  
Parcel ID 135 00 0 301.00  
115 Nashboro Blvd, Nashville TN 37217

Motion to No Change the Total value of \$918,600 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$290,100 and Improvement value of \$628,500.

WRPV XIII NV Nashville LLC  
Jake Jameson with Ryan, LLC, appeared  
Parcel ID 135 00 0 305.00  
730 Nashboro Blvd, Nashville TN 37217

Motion to Change the Total value to \$1,153,400 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$66,600 and Improvement value reduced to \$1,086,800.

WRPV XIII Vista Glen Nashville LLC  
Jake Jameson with Ryan, LLC, appeared  
Parcel ID 135 00 0 331.00  
100 Village Green Dr, Nashville TN 37217

Motion to Change the Total value to \$53,936,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$3,936,000 and Improvement value reduced to \$50,000,000.

WRPV XIII Doubletree Nashville, LLC  
Jake Jameson with Ryan, LLC, appeared  
Parcel ID 135 00 0 332.00  
1400 Doubletree Ln, Nashville TN 37217

Motion to Change the Total value to \$24,632,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,632,000 and Improvement value reduced to \$23,000,000.

WRPV XIII NV Nashville LLC  
Jake Jameson with Ryan, LLC, appeared  
Parcel ID 135 00 0 335.00  
700 Nashboro Blvd, Nashville TN 37217

Motion to Change the Total value to \$5,600,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$600,000 and Improvement value reduced to \$5,000,000.

WRPV XIII NV Nashville LLC  
Jake Jameson with Ryan, LLC, appeared  
Parcel ID 135 00 0 336.00  
600 B Longhunter Ln, Nashville TN 37217

Motion to Change the Total value to \$66,992,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$4,992,000 and Improvement value reduced to \$62,000,000.

Fairfield Newport, LLC  
Eli Couch with Ryan, LLC, appeared  
Parcel ID 135 00 0 367.00  
0 Harding Pl, Nashville TN 37217

Motion to Change the Total value to \$30,720,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$2,820,000 and Improvement value reduced to \$27,900,000.

HZ Bellevue DST  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 142 00 0 030.00  
865 Bellevue Rd, Nashville TN 37221

Motion to Change the Total value to \$58,680,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$8,150,000 and Improvement value reduced to \$50,530,000.

SREIT Wyndchase Bellevue Apartments, LLC  
Jake Jameson with Ryan, LLC, appeared  
Parcel ID 142 00 0 053.00  
7221 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$40,716,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$5,850,000 and Improvement value reduced to \$34,866,000.

Lakes of Bellevue Holdings, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 143 00 0 003.00  
2009 Erin Ln, Nashville TN 37221

Motion to Change the Total value to \$109,304,400 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$14,100,000 and Improvement value reduced to \$95,204,400.

NXRT Brandywine LP, LLC  
Jake Jameson with Ryan, LLC, appeared  
Parcel ID 147 00 0 041.00  
5200 Edmondson Pike, Nashville TN 37211

Motion to No Change the Total value of \$42,167,800 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$8,300,000 and Improvement value of \$33,867,800.

NXRT Brandywine LP, LLC  
Jake Jameson with Ryan, LLC, appeared  
Parcel ID 161 00 0 208.00  
5204 Edmondson Pike, Nashville TN 37211

Motion to No Change the Total value of \$36,504,100 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$7,500,000 and Improvement value of \$29,004,100.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 07 0 227.00  
456 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$404,900 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$204,900.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 07 0 228.00  
452 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$406,700 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$206,700.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 07 0 229.00  
448 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$405,200 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$205,200.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 07 0 230.00  
444 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$408,600 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$208,600.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 07 0 231.00  
440 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$408,600 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$208,600.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 07 0 232.00  
428 Adamwood Ct N, Nashville TN 37211

Motion to No Change the Total value of \$413,200 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$213,200.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 07 0 233.00  
424 Adamwood Ct N, Nashville TN 37211

Motion to No Change the Total value of \$408,400 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$208,400.

This concluded the morning session. With agreement of both parties, and the independent MBOE, the 1:00 PM session was heard at the conclusion of the morning session.

VI. Appeals:

1:00 PM

Highland Ventures LLC ETAL  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 147 08 0 035.00  
4646 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$26,680,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$4,600,000 and Improvement value reduced to \$22,080,000.

Highland Ventures LLC ETAL  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 147 08 0 243.00  
378 Wales Dr, Nashville TN 37211

Motion to No Change the Total value of \$111,300 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$84,300 and Improvement value of \$27,000.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 11 0 029.00  
400 Adamwood Dr, Nashville TN 37211

Motion to Change the Total value to \$9,900,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,700,000 and Improvement value reduced to \$8,200,000.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 11 0 116.00  
436 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$405,900 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$205,900.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 11 0 117.00  
432 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$405,200 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$205,200.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 11 0 128.00  
419 Adamwood Ct S, Nashville TN 37211

Motion to No Change the Total value of \$406,900 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$206,900.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 11 0 129.00  
423 Adamwood Ct S, Nashville TN 37211

Motion to No Change the Total value of \$408,700 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$208,700.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 11 0 130.00  
427 Adamwood Ct S, Nashville TN 37211

Motion to No Change the Total value of \$407,500 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$207,500.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 11 0 131.00  
431 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$406,800 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$206,800.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 11 0 132.00  
437 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$405,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$205,000.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 11 0 133.00  
443 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$409,400 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$209,400.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 11 0 134.00  
447 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$407,000 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$207,000.

Jamestown Ventures, LLC  
Aaron Thomas with Ryan, LLC, appeared  
Parcel ID 147 11 0 135.00  
455 Adamwood Dr, Nashville TN 37211

Motion to No Change the Total value of \$404,800 by John Green, second by Bruce Pierce, unanimously approved. Land value of \$200,000 and Improvement value of \$204,800.

VII. Adjournment

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

Meeting adjourned 10:30 AM.

**ATTEST:**

**APPROVED:**

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