



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday March 19, 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: Ms. Lori Caste, Ms. Melba Jackson, and Mr. Roger Farmer. Also present were Danielle Hancock, and Joel Phillips, with the Office of the Property Assessor. Also present were Cody Anderson, Aaron Thomas, Eli Couch and Jake Jameson with Ryan, LLC

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

8:30 AM

Audubon Nash L.P.
Eli Couch with Ryan, LLC, appeared
Parcel ID 147 11 0 030.00
526 Northcrest Dr, Nashville TN 37211

Motion to Change the Total value to \$20,230,000 by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$3,200,000 and Improvement value reduced to \$17,030,000.

Audubon Nash L.P.
Eli Couch with Ryan, LLC, appeared
Parcel ID 147 11 0 136.00
600 Whispering Hills Dr, Nashville TN 37211

Motion to Change the Total value to \$20,630,000 by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$3,600,000 and Improvement value reduced to \$17,030,000.

Mallards Landing Apartments Owner, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 148 00 0 155.00
4501 Packard Dr, Nashville TN 37211

Motion to Change the Total value to \$36,907,500 by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$5,300,000 and Improvement value reduced to \$31,607,500.

Mallards Landing Apartments Owner, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 148 00 0 160.00
0 Apache Trl, Antioch TN 37013

Motion to No Change the Total Land value of \$2,500 by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$2,500.

ECG Hickory Lake, L.P.
Jake Jameson with Ryan, LLC, appeared
Parcel ID 148 00 0 158.00
3940 Apache Trl, Antioch TN 37013

Motion to Change the Total value to \$6,250,000 by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$2,300,000 and Improvement value reduced to \$3,950,000.

ECG Hickory Lake, L.P.
Jake Jameson with Ryan, LLC, appeared
Parcel ID 148 00 0 172.00
3939 Apache Trl, Antioch TN 37013

Motion to Change the Total value to \$21,550,000 by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$5,750,000 and Improvement value reduced to \$15,800,000.

Linbar Flats, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 148 00 0 183.00
5040 Linbar Dr, Nashville TN 37211

Motion to Change the Total value to \$9,198,300 by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$554,100 and Improvement value reduced to \$8,644,200.

Linbar Flats, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 148 00 0 285.00
5042 Linbar Dr, Nashville TN 37211

Motion to No Change the Total value of \$9,801,700 by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$951,400 and Improvement value of \$8,850,300.

EGIS Partners
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 160 00 0 291.00
300 Seven Springs Way, Brentwood TN 37027

Motion to Change the Total value to \$53,200,000 by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$9,659,900 and Improvement value reduced to \$43,540,100.

NRXT Brentwood Owner, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 161 00 0 055.00
5424 Edmondson Pike, Nashville TN 37211

Motion to Change the Total value to \$26,750,000 by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$3,750,000 and Improvement value reduced to \$23,000,000.

NRXT Brentwood Owner, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 161 00 0 217.00
100 Brentwood Pl, Nashville TN 37211

Motion to Change the Total value to \$26,840,000 by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$4,900,000 and Improvement value reduced to \$21,940,000.

SREIT Hickory Point Nashville, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 161 00 0 079.00
15180 Old Hickory Blvd, Nashville TN 37211

Motion to Change the Total value to \$56,840,000 by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$7,450,000 and Improvement value reduced to \$49,390,000.

CC Flats Nolensville LLC ETAL
Jake Jameson with Ryan, LLC, appeared
Parcel ID 161 00 0 141.00
5319 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$30,600,000 by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$6,325,000 and Improvement value reduced to \$24,275,000.

Stonebrook Apartments Nashville Owner, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 161 00 0 169.00
121 Hickory Trace Dr, Nashville TN 37211

Motion to Change the Total value to \$50,460,000 by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$8,000,000 and Improvement value reduced to \$42,460,000.

Dandridge 2018, LP
Jake Jameson with Ryan, LLC, appeared
Parcel ID 161 00 0 193.00
431 Ocala Dr, Nashville TN 37211

Motion to Change the Total value to \$22,280,000 by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$3,850,000 and Improvement value reduced to \$18,430,000.

This concluded the morning session at 11:45 AM; Motion to recess until the 1:00 PM session by Melba Jackson, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Mr. Michael Milliner, Ms. Mia Parker, and Ms. Alexa Backner. Also present were Danielle Hancock and Joel Phillips 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 Ms. Alexa Backner, Temporary Chair, for this meeting, Motion by Michael Milliner, second by Mia Parker, unanimously approved.

VII. Appeals:

1:00 PM

Fairfield Wynton Pointe LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 161 00 0 251.00
1000 Enclave Cir, Nashville TN 37211

Motion to No Change the Total value of \$51,800,000 by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$9,500,000 and Improvement value of \$42,300,000.

Nashville Leased Housing Associates IV LLLP
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 161 00 0 283.00
455 Swiss Ave, Nashville TN 37214

Motion to Change the Total value to \$11,248,100 by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$2,100,000 and Improvement value reduced to \$9,148,100.

Nashville Leased Housing Associates IV LLLP
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 161 00 0 284.00
499 Swiss Ave, Nashville TN 37211

Motion to No Change the Total value of \$6,191,900 by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$1,050,000 and Improvement value of \$5,141,900.

Whetstone Partners I, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 162 00 0 250.00
1430 Bell Rd, Nashville TN 37211

Motion to Change the Total value to \$52,600,000 by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$6,300,000 and Improvement value reduced to \$46,300,000.

Whetstone Partners II, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 162 00 0 295.00
900 Brittany Park Dr, Antioch TN 37013

Motion to Change the Total value to \$53,800,000 by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$3,400,000 and Improvement value reduced to \$50,400,000.

Bridge WF TN Abbington LLC
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 163 00 0 292.00
149 Hickory Hollow Ter, Antioch TN 37013

Motion to Change the Total value to \$44,100,000 by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$4,110,000 and Improvement value reduced to \$39,990,000.

TRC Hanover Ridge LLC
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 163 00 0 297.00
2925 Baby Ruth Ln, Antioch TN 37013

Motion to Change the Total value to \$10,610,000 by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$1,080,000 and Improvement value reduced to \$9,530,000.

Waterford Crossings, LLC
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 163 00 0 415.00
2921 Old Franklin Rd, Antioch TN 37013

Motion to Change the Total value to \$54,350,000 by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$4,680,000 and Improvement value reduced to \$49,670,000.

Waterford Crossings, LLC
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 174 00 0 195.00
2929 Old Franklin Rd, Antioch TN 37013

Motion to Change the Total value to \$52,000,000 by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$4,500,000 and Improvement value reduced to \$47,500,000.

Waterleaf TN, LLC
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 163 00 0 416.00
2901 Old Franklin Rd, Antioch TN 37013

Motion to Change the Total value to \$73,000,000 by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$6,552,000 and Improvement value reduced to \$66,448,000.

FS CREIT Finance Holdings LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 164 00 0 180.00
3562 Pin Hook Rd, Antioch TN 37013

Motion to Change the Total value to \$55,600,000 by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$3,840,000 and Improvement value reduced to \$51,760,000.

Discovery At Mountain View, LLC
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 164 00 0 300.00
5000 Mountain Springs Rd, Antioch TN 37013

Motion to Change the Total value to \$65,275,000 by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$5,040,000 and Improvement value reduced to \$60,235,000.

VIII. Adjournment

Motion to adjourn by Michael Milliner, second by Mia Parker, unanimously approved.

Meeting adjourned 4:30 PM.

ATTEST:

APPROVED:
