



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday March 24, 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: Ms. Lori Caste, Ms. Melba Jackson, and Mr. Roger Farmer. Also present were Herman Ruben, and Andrea Wandell, with the Office of the Property Assessor. On behalf of the appellants, the following persons were present: Caren Nichol, Richard Hunt, Drew Raines, and Brad Duffy with Evans and Petree. Adam Klenk with Northmarq Multifamily Investment and Morgan Clary with Northmark Valuation & Advisory.

- III. Review and Approval of Minutes: Approval of the Minutes from March 18, 2026, and March 19, 2026, Motion by Melba Jackson, second by Lori Caste, unanimously approved.
- IV. Public Comment Period
- V. Appeals:

8:30 AM

The Gifford Partnership  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 022 00 0 201.00  
220 Gifford Pl, Joelton TN 37080

Motion to Change the Total value to \$2,610,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$113,300 and Improvement value reduced to \$2,496,700.

Group 2024 LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 026 00 0 020.00  
125 Liberty Ln, Madison TN 37115

Motion to Change the Total value to \$7,030,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$630,000 and Improvement value reduced to \$6,400,000.

Preston Run Apartments, LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 026 00 0 162.00  
333 Northcreek Blvd, Goodlettsville TN 37072

Motion to Change the Total value to \$37,860,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$3,570,000 and Improvement value reduced to \$34,290,000.

Kane, LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 030 00 0 210.00  
5516 Clarksville Pike, Joelton TN 37080

Motion to continue to a date to be determined, to allow for a Field Review, to correctly ascertain how many units are on the subject parcel, by Lori Caste, second by Melba Jackson, unanimously approved.

GS Gallatin Pike Apartments Owner, LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 034 00 0 081.00  
1401 Gallatin Pike, Madison TN 37115

At the request of the appellant, this appeal is hereby withdrawn.

GS Rivergate Apartments, LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 034 13 0 421.00  
110 One Mile Pkwy, Madison TN 37115

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

265 E Old Hickory, LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 043 13 0 012.00  
265 Old Hickory Blvd, Madison TN 37115

Motion to Change the Total value to \$3,250,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$1,170,000 and Improvement value reduced to \$2,080,000.

Samaroo Development Group, LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 051 00 0 218.00  
565 Creative Way, Madison TN 37115

Motion to Change the Total value to \$7,770,000, by Lori Caste, second by Melba Jackson,  
unanimously approved. Land value of \$1,215,300 and Improvement value reduced to \$6,554,700.

Highland Ridge Property, LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 051 05 0 002.00  
721 Due West Ave N, Madison TN 37115

Motion to Change the Total value to \$29,070,000, by Lori Caste, second by Melba Jackson,  
unanimously approved. Land value of \$4,200,000 and Improvement value reduced to \$24,870,000.

Due West Owner, LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 051 06 0 060.00  
620 W Due West Ave, Madison TN 37115

Motion to Change the Total value to \$47,010,000, by Melba Jackson, second by Lori Caste,  
unanimously approved. Land value of \$2,765,700 and Improvement value reduced to \$44,244,300.

Blue Parrot, LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 093 10 0 385.00  
300 4<sup>th</sup> Ave S, Nashville TN 37201

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

BNA Premier Lodging, LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 108 02 0 113.00  
832 Royal Pkwy, Nashville TN 37214

Motion to Change the Total value to \$14,500,000, by Lori Caste, second by Melba Jackson,  
unanimously approved. Land value of \$2,186,300 and Improvement value reduced to \$12,313,700.

This concluded the morning session at 11:20 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. John Green, Mr. Carnell Scruggs, and Ms. Alexa Backner. Also present were Herman Ruben and Andrea Wandell, with the Office of the Property Assessor. On behalf of the appellants, the following persons were present: Caren Nichol, Richard Hunt, Drew Raines, and Brad Duffy with Evans and Petree. Adam Klenk with Northmarq Multifamily Investment and Morgan Clary with Northmark Valuation & Advisory.

**\*\*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 Carnell Scruggs, unanimously approved.

VII. Appeals:

1:00 PM

Berkley Hills Apartments LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 051 12 0 080.00  
300 Berkley Dr, Madison TN 37115

Motion to Change the Total value to \$36,210,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$3,735,000 and Improvement value reduced to \$32,475,000.

Cumberland Tower, LP  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 052 04 0 087.00  
1201 Cheyenne Blvd, Madison TN 37115

Motion to No Change the Total value of \$11,959,900, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$2,472,000 and Improvement value reduced to \$9,487,900.

120 Oak Valley Property, LLC  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 060 04 0 082.00  
120 Oak Valley Dr, Nashville TN 37207

Motion to No Change the Total value of \$7,178,900, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,280,000 and Improvement value reduced to \$5,898,900.

Hallmark Station, L.P.  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 069 00 0 235.00  
3970 Clarksville Pike, Nashville TN 37207

Motion to continue this parcel until tomorrow, Wednesday March 25, 2026, at 1PM, by John Green, second by Carnell Scruggs, unanimously approved.

West Trinity Residences  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 070 04 0 213.00  
200 Hillside Cottage Ln, Nashville TN 37207

Motion to Change the Total value to \$39,216,600, by John Green, second by Carnell Scruggs,  
unanimously approved. Land value of \$9,203,400 and Improvement value reduced to \$30,013,200.

West Trinity Residences  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 070 08 0 250.00  
519 Homestead River Way, Nashville TN 37207

Motion to Change the Total value to \$14,673,300, by John Green, second by Carnell Scruggs,  
unanimously approved. Land value of \$4,833,400 and Improvement value reduced to \$9,839,900.

West Trinity Residences  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 070 08 0 251.00  
520 Homestead River Way, Nashville TN 37207

Motion to No Change the Total value of \$1,490,100, by John Green, second by Carnell Scruggs,  
unanimously approved. Land value of \$1,489,800 and Improvement value of \$300.

Invictus Glass Works TN LP & JLRE5 ETAL  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 070 11 0 001.00  
541 Great Circle Rd, Nashville TN 37228

Motion to Change the Total value to \$62,100,000, by Carnell Scruggs, second by John Green,  
unanimously approved. Land value of \$10,376,000 and Improvement value reduced to \$51,724,000.

MDHA  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 071 01 0 190.00  
2300 Old Matthews Rd, Nashville TN 37207

Motion to Change the Total value to \$37,440,000, by John Green, second by Carnell Scruggs,  
unanimously approved. Land value of \$3,150,000 and Improvement value reduced to \$34,290,000.

Alco Dellway Partners, L.P.  
Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 071 03 0 060.00  
2533 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total value of \$23,100,400, by John Green, second by Carnell Scruggs,  
unanimously approved. Land value of \$4,880,000 and Improvement value of \$18,220,400.

M D H A

Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 072 01 0 114.00  
2071 Oakwood Ave, Nashville TN 37207

Motion to Change the Total value to \$48,760,000, by John Green, second by Carnell Scruggs,  
unanimously approved. Land value of \$5,600,000 and Improvement value reduced to \$43,160,000.

PR III/wood East Nashville. LLC

Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 072 05 0 059.00  
914 E Trinity Ln, Nashville TN 37207

Motion to Change the Total value to \$57,198,000, by John Green, second by Carnell Scruggs,  
unanimously approved. Land value of \$9,012,000 and Improvement value reduced to \$48,186,000.

Hermitage Garden L P

Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 075 09 0 142.00  
4701 Old Hickory Blvd, Old Hickory TN 37138

Motion to Change the Total value to \$10,466,000, by Carnell Scruggs, second by John Green,  
unanimously approved. Land value of \$1,825,000 and Improvement value reduced to \$8,641,000.

Hermitage Garden L P

Drew Raines, Caren Nichol, and Richard Hunt with Evans and Petree, appeared  
Parcel ID 075 09 0 260.00  
0 Old Hickory Blvd, Old Hickory TN 37138

Motion to No Change the Total Land value of \$117,600, by Carnell Scruggs, second by John Green,  
unanimously approved. Land value of \$117,600.

VIII. Adjournment

Motion to adjourn by John Green, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 4:20 PM.

**ATTEST:**

**APPROVED:**

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