



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday April 1, 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, Mr. Roger Farmer, and Ms. Deb Dawson. Also present were Danielle Hancock, and Joel Phillips, with the Office of the Property Assessor. Also present were Cody Anderson, Aaron Thomas, Caitlyn Smagh, and Jake Jameson with Ryan, LLC

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

8:30 AM

CCP Property Owner Nashville, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 107 00 0 000.00 002
404 BNA Dr, Nashville TN 37217

Motion to Change the Total value to \$25,530,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$5,486,100 and Improvement value reduced to \$20,043,900.

Metropolitan Nashville Airport Authority
Cody Anderson with Ryan, LLC, appeared
Parcel ID 107 00 0 117.00
402 BNA Dr, Nashville TN 37217

Motion to No Change the Total Land value of \$5,440,800, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$5,440,800.

Nashland LL, LP
Caitlyn Smagh, with Ryan, LLC, appeared
Parcel ID 107 00 0 112.00
565 Marriott Dr, Nashville TN 37214

Motion to No Change the Total Land value of \$7,252,700, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$7,252,700.

Nashland TT, LP
Caitlyn Smagh, with Ryan, LLC, appeared
Parcel ID 107 00 0 112.00 001
565 Marriott Dr, Nashville TN 37214

Motion to Change the Total Improvement value to \$22,240,000, by Lori Caste, second by Roger Farmer, unanimously approved. Improvement value reduced to \$22,240,000.

CCP Property Owner Nashville I, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 107 00 0 127.00
51 Century Blvd, Nashville TN 37214

Motion to Change the Total value to \$5,860,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$2,861,900 and Improvement value reduced to \$2,998,100.

Century Lakeview Partners
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 107 00 0 130.00
25 Century Blvd, Nashville TN 37214

Motion to Change the Total value to \$11,770,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$5,370,900 and Improvement value reduced to \$6,399,100.

Century Lakeview Partners
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 107 00 0 131.00
15 Century Blvd, Nashville TN 37214

Motion to Change the Total value to \$11,410,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$4,751,500 and Improvement value reduced to \$6,658,500.

Century Lakeview Partners
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 107 00 0 158.00
22 Century Blvd, Nashville TN 37214

Motion to Change the Total value to \$15,500,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land value of \$5,527,800 and Improvement value reduced to \$9,972,200.

1800 Elm Hill, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 107 01 0 015.00
1800 Elm Hil Pike, Nashville TN 37210

Motion to Change the Total value to \$3,370,500, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$2,568,000 and Improvement value reduced to \$802,500.

MAC Partners, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 108 00 0 216.00
801 Royal Pkwy, Nashville TN 37214

Motion to Change the Total value to \$8,077,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$7,644,800 and Improvement value reduced to \$432,200.

MAC Partners, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 108 01 0 081.00
828 Royal Pkwy, Nashville TN 37214

Motion to Change the Total value to \$4,592,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land value of \$4,418,300 and Improvement value reduced to \$173,700.

Dan H. Jordan, ET UX.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 117 10 0 086.00
2309 Crestmoor Rd, Nashville TN 37215

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

D.B. Perry Holdings, G.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 119 03 0A 001.00
283 Plus Park Blvd, Nashville TN 37217

Motion to Change the Total value to \$2,980,000, by Roger Farmer, second by Lori Caste, unanimously approved. Land value of \$661,200 and Improvement value reduced to \$2,318,800.

D.B. Perry Holdings, G.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 119 03 0A 006.00
297 Plus Park Blvd, Nashville TN 37217

Motion to No Change the Total value of \$979,900, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$377,100 and Improvement value of \$602,800.

CB Capital, LLC Series D
Cody Anderson with Ryan, LLC, appeared
Parcel ID 120 01 0 140.00
1161 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$6,200,000, by Lori Caste, second by Roger Farmer, unanimously approved. Land value of \$1,549,900 and Improvement value reduced to \$4,650,100.

This concluded the morning session at 10:30 AM; Motion to recess by Roger Farmer, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Ms. Melba Jackson, Mr. John Green, and Mr. Bruce Pierce. Also present were Danielle Hancock, and Joel Phillips, with the Office of the Property Assessor. Also present were Cody Anderson, Aaron Thomas, Caitlyn Smagh, and Jake Jameson 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 Bruce Pierce, unanimously approved.

1:00 PM

Curt Hahn
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 081 04 0 237.00
810 Dominican Dr, Nashville TN 37228

This appeal was originally scheduled for 3/30/3036 at 1PM but was continued to allow for a Field Review.

Motion to Change the Total value to \$4,810,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,683,200 and Improvement value reduced to \$3,126,800.

NNP Woodland, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 082 15 0 053.00
301 Woodland St, Nashville TN 37206

Motion to Change the Total value to \$3,500,000, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$3,460,100 and Improvement value of \$39,900.

SHM Holdings LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 251.00
1801 State St, Nashville TN 37203

Motion to No Change the Total value of \$3,440,500, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$3,400,000 and Improvement value of \$40,500.

Michael D. Shmerling & Co., L.L.C.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 263.00
212 19th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$809,200, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$800,000 and Improvement value of \$9,200.

Michael D. Shmerling & Co., L.L.C.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 264.00
210 19th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$688,500, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$680,000 and Improvement value of \$8,500.

Burton 6, LLC
Caitlyn Smagh with Ryan, LLC, appeared
Parcel ID 131 06 0A 035.00
1 A Burton Hills Blvd, Nashville TN 37215

Motion to Change the Total value to \$28,220,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$6,403,300 and Improvement value reduced to \$21,816,700.

EP Grassmere, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 132 00 0 002.00
618 Grassmere Park, Nashville TN 37211

Motion to Change the Total value to \$13,840,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$8,720,700 and Improvement value reduced to \$5,119,300.

EP Grassmere, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 132 00 0 004.00
601 Grassmere Park, Nashville TN 37211

Motion to Change the Total value to \$12,700,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$7,692,700 and Improvement value reduced to \$5,007,300.

EP Grassmere, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 132 00 0 012.00
4560 Trousdale Dr, Nashville TN 37204

Motion to Change the Total value to \$4,700,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$2,195,400 and Improvement value reduced to \$2,504,600.

Solomon FS Partners
Jake Jameson with Ryan, LLC, appeared
Parcel ID 132 12 0 006.00
4543 Trousdale Dr, Nashville TN 37204

Motion to Change the Total value to \$1,400,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$601,100 and Improvement value reduced to \$798,900.

Solomon Development, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 132 12 0 007.00
4539 Trousdale Dr, Nashville TN 37204

Motion to Change the Total value to \$1,090,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$836,300 and Improvement value reduced to \$253,700.

EP Grassmere, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 133 00 0 128.00
624 Grassmere Park, Nashville TN 37211

Motion to No Change the Total value of \$20,606,600, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$11,621,800 and Improvement value of \$8,984,800.

Drake Pacer Bakertown Acquisition, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 148 00 0 175.00
601 Bakertown Rd, Antioch TN 37013

Motion to No Change the Total value of \$9,918,300, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$5,352,700 and Improvement value of \$4,565,600.

FDS Nolensville, LLC
Aaron Thomas with Ryan, LLC, appeared
Parcel ID 172 00 0 122.00
5880 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$13,620,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$10,519,700 and Improvement value reduced to \$3,100,300.

VII. Adjournment

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

Meeting adjourned 3:50 PM.

ATTEST:

APPROVED:
