



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday April 2, 2026

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. Carnell Scruggs, Mr. John Green, and Ms. Deb Dawson. Also present were Danielle Hancock, and Nathan Burton, with the Office of the Property Assessor. Also present were Cody Anderson, Aaron Thomas, and Jake Jameson with Ryan, LLC

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

1:00 PM

TPS Parking Nashville, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 108 01 0 024.00
562 Claridge Dr, Nashville TN 37214

Motion to Change the Total value to \$9,400,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$7,383,400 and Improvement value reduced to \$2,016,600.

TPS Parking Nashville, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 108 01 0 039.00
560 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$2,735,400, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,907,900 and Improvement value reduced to \$827,500.

Johnny Moore, ET UX
Cody Anderson with Ryan, LLC, appeared
Parcel ID 108 01 0 041.00
571 Claridge Dr, Nashville TN 37214

Motion to No Change the Total value of \$779,600, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$676,400 and Improvement value of \$103,200.

Honor DM, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 026 00 0 161.00
847 Conference Dr, Goodlettsville TN 37072

Motion to No Change the Total value of \$2,152,800, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$575,000 and Improvement value of \$1,577,800.

U.S. Bank National Association
Cody Anderson with Ryan, LLC, appeared
Parcel ID 061 07 0 050.00
4601 Gallatin Pike, Nashville TN 37216

Motion to Change the Total value to \$2,230,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,403,300 and Improvement value reduced to \$826,700.

Charles Turner Family Limited Partnership
Cody Anderson with Ryan, LLC, appeared
Parcel ID 064 16 0 023.00
4740 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$1,750,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$778,600 and Improvement value reduced to \$971,400.

Randolph M. LaGasse & Janice M. LaGasse
Cody Anderson with Ryan, LLC, appeared
Parcel ID 075 00 0 106.00
3865 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$1,750,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,143,500 and Improvement value reduced to \$606,500.

Eatherly Liv Trust
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 481.00
1712 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$7,540,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$7,468,800 and Improvement value of \$71,200.

Legacy One, LLC & Samuel K. Harwell, Jr.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 15 0 146.00
109 23rd Ave N, Nashville TN 37203

Motion to No Change the Total value of \$1,627,200, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,610,000 and Improvement value of \$17,200.

Legacy One, LLC & Samuel K. Harwell, Jr.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 15 0 147.00
107 23rd Ave N, Nashville TN 37203

Motion to No Change the Total value of \$2,169,400, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$2,134,300 and Improvement value of \$35,100.

Legacy One, LLC & Samuel K. Harwell, Jr.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 15 0 148.00
2300 West End Ave, Nashville TN 37203

Motion to Change the Total value of \$4,613,400, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,400,000 and Improvement value reduced to \$1,213,400.

Pinnacle Bank
Cody Anderson with Ryan, LLC, appeared
Parcel ID 096 13 0 218.00
424 Donelson Pike, Nashville TN 37214

Motion to No Change the Total value of \$1,966,600, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,725,000 and Improvement value of \$241,600.

Johnny Moore, ET UX
Cody Anderson with Ryan, LLC, appeared
Parcel ID 108 01 0 042.00
580 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$3,400,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,894,900 and Improvement value reduced to \$1,505,100.

Suzanne T. Gentry, Trustee
Cody Anderson with Ryan, LLC, appeared
Parcel ID 117 10 0 085.00
2307 Crestmoor Rd, Nashville TN 37215

Motion to No Change the Total value of \$3,580,400, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,500,000 and Improvement value of \$80,400.

Avenue Cleghorn, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 117 14 0 040.00
3823 Cleghorn Ave, Nashville TN 37215

Motion to Change the Total value of \$7,960,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$5,580,000 and Improvement value reduced to \$2,380,000.

Pinnacle National Bank
Cody Anderson with Ryan, LLC, appeared
Parcel ID 118 11 0 047.00
2833 Bransford Ave, Nashville TN 37204

Motion to No Change the Total value of \$3,485,800, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,276,800 and Improvement value of \$209,000.

EP Real Estate Fund III, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 133 00 0 144.00
652 Grassmere Park, Nashville TN 37211

Motion to Change the Total value of \$3,050,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$2,748,000 and Improvement value of \$302,000.

VI. Adjournment

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

Meeting adjourned 2:00 PM.

ATTEST:

APPROVED:
