



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday May 20, 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. Michele Trueba, Mr. Derrick Starks, and Ms. Deb Dawson. Also present were Danielle Hancock, and Elias Anderson, with the Office of the Property Assessor.

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

8:30 AM

RSF Investors, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 06 3 118.00  
102 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total value of \$524,600, by Derrick Starks, second by Michele Trueba, unanimously approved. Land value of \$522,600 and Improvement value of \$2,000.

Troubadour Entertainment, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 06 4 022.00  
315 Broadway, Nashville TN 37201

Motion to No Change the Total value of \$8,058,100, by Derrick Starks, second by Michele Trueba, unanimously approved. Land value of \$8,040,000 and Improvement value of \$18,100.

Troubadour Entertainment, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 06 4 023.00  
313 Broadway, Nashville TN 37201

Motion to No Change the Total value of \$8,385,500, by Derrick Starks, second by Michele Trueba, unanimously approved. Land value of \$8,364,000 and Improvement value of \$21,500.

Deborah Proctor Todd & Tony Carter Todd  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 06 4 037.00  
114 4<sup>th</sup> Ave S, Nashville TN 37201

Motion to No Change the Total value of \$5,232,700, by Derrick Starks, second by Michele Trueba, unanimously approved. Land value of \$5,215,200 and Improvement value of \$17,500.

110 4<sup>th</sup> Ave, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 06 4 038.00  
110 4<sup>th</sup> Ave S, Nashville TN 37201

Motion to No Change the Total value of \$6,289,000, by Derrick Starks, second by Michele Trueba, unanimously approved. Land value of \$6,272,000 and Improvement value of \$17,000.

Nashville Urban Partners 2007, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 09 0 280.00  
1107 Demonbreun St, Nashville TN 37203

Motion to Change the Total value to \$3,680,800, by Michele Trueba, second by Derrick Starks, unanimously approved. Land value reduced to \$3,668,200 and Improvement value of \$12,600.

Nashville Urban Partners 2007, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 09 0 281.00  
1105 Demonbreun St, Nashville TN 37203

Motion to Change the Total value to \$2,548,400, by Michele Trueba, second by Derrick Starks, unanimously approved. Land value reduced to \$2,539,000 and Improvement value of \$9,400.

Nashville Urban Partners 2007, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 09 0 282.00  
1103 Demonbreun St, Nashville TN 37203

Motion to Change the Total value to \$5,945,900, by Michele Trueba, second by Derrick Starks, unanimously approved. Land value reduced to \$5,922,300 and Improvement value of \$23,600.

Nashville Urban Partners 2007, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 09 0 283.00  
1101 Demonbreun St, Nashville TN 37203

Motion to Change the Total value to \$5,945,900, by Michele Trueba, second by Derrick Starks, unanimously approved. Land value reduced to \$5,922,300 and Improvement value of \$23,600.

Charles W. Hawkins, III, TR.  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 121 00 0 024.00  
2560 Pulley Rd, Nashville TN 37214

Motion to Change the Total Land value to \$573,600, by Derrick Starks, second by Michele Trueba, unanimously approved. Land value reduced to \$573,600.

Charles W. Hawkins, III, TR.  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 121 00 0 241.00  
2560 Pulley Rd, Nashville TN 37214

Motion to No Change the Total Land value of \$202,400, by Derrick Starks, second by Michele Trueba, unanimously approved. Land value reduced to \$202,400.

This concluded the 8:30 AM session. Motion to recess at 9:20 AM until the 1PM session by Michele Trueba, second by Derrick Starks, unanimously approved.

#### VI. Roll Call

Members present included: Ms. Alexa Backner, Mr. Michael Milliner, Mr. Scott Tyrone, and Mr. John Green. Also present were Danielle Hancock, and Elias Anderson, with the Office of the Property Assessor.

**\*\*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 Michael Milliner, unanimously approved.

VII. Appeals:

1:00 PM

Nashville Urban Venture, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 09 0 302.00  
1201 Laurel St, Nashville TN 37203

Motion to Change the Total value to \$14,906,000, by John Green, second by Scott Tyrone, unanimously approved. Land value reduced to \$14,873,100 and Improvement value of \$32,900.

Nashville Urban Venture, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 13 0 050.00  
1211 Laurel St, Nashville TN 37203

Motion to Change the Total value to \$23,130,000, by John Green, second by Scott Tyrone, unanimously approved. Land value reduced to \$23,004,900 and Improvement value of \$125,100.

Nashville Urban Venture, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 13 0 082.00  
1218 Pine St, Nashville TN 37203

Motion to Change the Total value to \$2,744,000, by John Green, second by Scott Tyrone, unanimously approved. Land value reduced to \$2,740,700 and Improvement value of \$3,300.

Nashville Urban Venture, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 13 0 083.00  
1214 Pine St, Nashville TN 37203

Motion to Change the Total value to \$10,537,000, by John Green, second by Scott Tyrone, unanimously approved. Land value reduced to \$10,501,100 and Improvement value of \$35,900.

Nashville Urban Venture, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 13 0 085.00  
1208 Pine St, Nashville TN 37203

Motion to Change the Total value to \$5,397,000, by John Green, second by Scott Tyrone, unanimously approved. Land value reduced to \$5,375,400 and Improvement value of \$21,600.

Sachchidanand Hotel Gulch, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 14 0 033.00  
602 9<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total value of \$20,165,500, by John Green, second by Michael Milliner, unanimously approved. Land value of \$20,124,500 and Improvement value of \$41,000.

TSR Holdings, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 094 00 0 201.00  
184 Spence Ln, Nashville TN 37210

Motion to No Change the Total value of \$5,463,100, by John Green, second by Michael Milliner, unanimously approved. Land value of \$5,415,000 and Improvement value of \$48,100.

Spiva/Hill Management & Investment, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 095 04 0 017.00  
2608 Lebanon Pike, Nashville TN 37214

Motion to No Change the Total value of \$575,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$522,700 and Improvement value of \$52,500.

Paul Budslick, Jr.  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 103 06 0 210.00  
224 White Bridge Pike, Nashville TN 37209

Motion to No Change the Total value of \$500,100, by John Green, second by Michael Milliner, unanimously approved. Land value of \$490,100 and Improvement value of \$10,000.

Paul Louis Budslick  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 103 06 0 256.00  
222 White Bridge Pike, Nashville TN 37209

Motion to No Change the Total value of \$439,300, by John Green, second by Michael Milliner, unanimously approved. Land value of \$424,700 and Improvement value of \$14,600.

Paul Budslick  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 103 06 0 257.00  
212 White Bridge Pike, Nashville TN 37209

Motion to Change the Total value to \$2,880,600, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,028,100 and Improvement value reduced to \$852,500.

3000 West End LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 104 02 0 311.00  
3015 Hedrick St, Nashville TN 37203

Motion to No Change the Total value of \$1,419,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,394,000 and Improvement value of \$25,200.

3000 West End LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 104 02 0 312.00  
3013 Hedrick St, Nashville TN 37203

Motion to No Change the Total value of \$1,506,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,481,000 and Improvement value of \$25,200.

3000 West End LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 104 02 0 313.00  
109 30<sup>th</sup> Ave N, Nashville TN 37203

Motion to No Change the Total value of \$2,649,600, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,625,000 and Improvement value of \$24,600.

3000 West End LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 104 02 0 315.00  
3000 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$13,355,600, by John Green, second by Michael Milliner, unanimously approved. Land value of \$11,663,300 and Improvement value of \$1,692,300.

VIII. Adjournment

Motion to adjourn by John Green, second by Michael Milliner, unanimously approved.

Meeting adjourned 2:30 PM.

**ATTEST:**

**APPROVED:**

---

---