



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday May 21, 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: Mr. Bruce Pierce, Mr. Scott Tyrone, and Mr. Carnell Scruggs. Also present were Danielle Hancock, and Joel Phillips, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair, being present for this meeting, the independent MBOE elected Mr. Carnell Scruggs, Temporary Chair, for this meeting, Motion by Bruce Pierce, second by Carnell Scruggs, unanimously approved.

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

8:30 AM

Cubby Holes GP
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 031 00 0 081.00
4240 Westcap Rd, Whites Creek, TN 37189

Motion to No Change the Total Land value of \$825,900, by Bruce Pierce, second by Scott Tyrone, unanimously approved. Land value of \$825,900.

Elementary Living, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 044 00 0 026.00
0 Robinson Rd, Old Hickory, TN 37138

Motion to Change the Total Land value to \$2,509,060, by Bruce Pierce, second by Scott Tyrone, unanimously approved. Land value reduced to \$2,509,060.

Elementary Living, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 044 00 0 056.00
0 Robinson Rd, Old Hickory, TN 37138

Motion to Change the Total Land value to \$1,672,700, by Bruce Pierce, second by Scott Tyrone, unanimously approved. Land value of \$1,672,700.

Charles W. Hawkins, III, Trustee
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 060 00 0 013.00
2938 Brick Church Pike, Nashville, TN 37207

Motion to No Change the Total Land value of \$71,500, by Bruce Pierce, second by Carnell Scruggs, unanimously approved. Land value of \$71,500.

Charles W. Hawkins, III, Trustee
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 060 00 0 083.00
0 Brick Church Pike, Nashville, TN 37207

Motion to No Change the Total Land value of \$438,800, by Bruce Pierce, second by Carnell Scruggs, unanimously approved. Land value of \$438,800.

Charles W. Hawkins, III, TR.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 060 00 0 107.00
578 Brick Church Park Dr, Nashville, TN 37207

Motion to No Change the Total Land value of \$248,600, by Bruce Pierce, second by Scott Tyrone, unanimously approved. Land value of \$248,600.

Nashville Urban Venture, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 093 09 0B 001.00
130 11th Ave S, Nashville, TN 37203

Motion to Change the Total value to \$6,744,000, by Bruce Pierce, second by Scott Tyrone, unanimously approved. Land value reduced to \$6,702,200 and Improvement value of \$41,800.

LaGasse Properties, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 104 02 0 394.00
111 29th Ave S, Nashville, TN 37212

Motion to No Change the Total value of \$1,368,200, by Carnell Scruggs, second by Scott Tyrone, unanimously approved. Land value of \$1,350,000 and Improvement value of \$18,200.

LaGasse Properties, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 104 02 0 395.00
109 29th Ave S, Nashville, TN 37212

Motion to No Change the Total value of \$1,589,400, by Carnell Scruggs, second by Scott Tyrone, unanimously approved. Land value of \$1,568,200 and Improvement value of \$21,200.

Nashville Soccer Holdings Development LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 105 11 0 330.00 001
0 Benton Ave, Nashville, TN 37203

Motion to No Change the Total value of \$2,209,800, by Bruce Pierce, second by Scott Tyrone, unanimously approved. Land value of \$1,730,200 and Improvement value of \$479,600.

Nashville Soccer Holdings Development LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 105 11 0 330.00 002
0 Benton Ave, Nashville, TN 37203

Motion to No Change the Total value of \$2,878,400, by Bruce Pierce, second by Scott Tyrone, unanimously approved. Land value of \$2,247,700 and Improvement value of \$630,700.

Nashville Soccer Holdings Development LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 105 11 0 331.00 001
0 Benton Ave, Nashville, TN 37203

Motion to Change the Total value to \$72,404,000, by Bruce Pierce, second by Scott Tyrone, unanimously approved. Land value of \$1,249,300 and Improvement value reduced to \$71,154,700.

Bedford Avenue Properties
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 117 14 0 015.00
3821 Bedford Ave, Nashville, TN 37215

Motion to No Change the Total value of \$2,316,200, by Carnell Scruggs, second by Scott Tyrone, unanimously approved. Land value of \$2,292,000 and Improvement value of \$24,200.

This concluded the 8:30 AM session. Motion to recess at 10:00 AM until the 1PM session by Bruce Pierce, second by Scott Tyrone, unanimously approved.

VI. Roll Call

Members present included: Ms. Alexa Backner, Mr. Michael Milliner, and Mr. John Green. Also present were Danielle Hancock, and Joel Phillips, 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

William H. Hawkins, Trustee
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 060 02 0 283.00
0 Brick Church Pike, Nashville TN 37207

Motion to No Change the Total Land value of \$2,900, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,900.

GTH Strategic Realty LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 072 03 0 098.00
3612 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total value of \$1,450,700, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,405,800 and Improvement value of \$44,900.

A B Family LP
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 081 16 0 358.00
1218 Jefferson St, Nashville TN 37208

Motion to No Change the Total Land value of \$693,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$693,000.

Mimms, LLC & Campbell & Campbell, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 091 00 0 029.00
6100 Centennial Blvd, Nashville TN 37209

Motion to No Change the Total value of \$9,913,700, by John Green, second by Michael Milliner, unanimously approved. Land value of \$9,818,400 and Improvement value of \$95,300.

Mimms, LLC & Campbell & Campbell, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 091 02 0 172.00
0 Centennial Blvd, Nashville TN 37209

Motion to No Change the Total Land value of \$576,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$576,200.

Mimms, LLC & Campbell & Campbell, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 091 02 0 173.00
0 Centennial Blvd, Nashville TN 37209

Motion to No Change the Total Land value of \$576,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$576,200.

Mimms, LLC & Campbell & Campbell, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 091 02 0 174.00
0 Centennial Blvd, Nashville TN 37209

Motion to No Change the Total Land value of \$576,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$576,200.

PWU Properties, L.P. & Joni P, Werthan
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 092 04 0 349.00
0 12th Ave N, Nashville TN 37203

Motion to No Change the Total Land value of \$914,800, by John Green, second by Michael Milliner, unanimously approved. Land value of \$914,800.

PWU Properties, L.P. & Joni P, Werthan
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 092 04 0 350.00
0 12th Ave N, Nashville TN 37203

Motion to No Change the Total Land value of \$261,400, by John Green, second by Michael Milliner, unanimously approved. Land value of \$261,400.

PWU Properties, L.P. & Joni P, Werthan
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 092 04 0 351.00
0 12th Ave N, Nashville TN 37203

Motion to No Change the Total Land value of \$418,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$418,200.

Regional Holdings LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 092 09 0 195.00
439 37th Ave N, Nashville TN 37209

Motion to Change the Total Land value to \$529,200, by John Green, second by Michael Milliner, unanimously approved. Land value reduced to \$529,200.

Robert Eric Jones & Sheila McMorrow Jones
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 092 14 0 061.00
313 29th Ave N, Nashville TN 37203

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

VIII. Adjournment

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

Meeting adjourned 2:15 PM.

ATTEST:

APPROVED:
