



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

**Monday June 1, 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. Melba Jackson, Dr. Truitt Ellis, Mr. Bruce Pierce, and Ms. Deb Dawson. Also present were Herman Ruben, and Joel Phillips, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the minutes from Monday May 18, 2026, and Tuesday May 19, 2026, Motion by Bruce Pierce, second by Truitt Ellis, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Noble Park, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 093 09 0 347.00  
0 11<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Land value to \$4,425,000, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value reduced to \$4,425,000.

TSR Holdings, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 094 00 0 144.00  
186 Spence Ln, Nashville TN 37210

Motion to No Change the Total value of \$2,308,000, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$2,260,000 and Improvement value of \$48,000.

Willow Street Partners  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 094 09 0 035.00  
288-A Hermitage Ave, Nashville TN 37210

Motion to Change the Total value to \$770,000, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$425,000 and Improvement value reduced to \$345,000.

Willow Street Partners  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 094 09 0 036.00  
290 Hermitage Ave, Nashville TN 37210

Motion to Change the Total Land value to \$212,500, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$212,500

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 11 0 268.00  
2104 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 11 0 269.00  
2100 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$718,700, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$718,700.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 023.00  
2108 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 024.00  
2112 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 027.00  
2124 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 028.00  
2128 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 029.00  
2132 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 030.00  
2136 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 031.00  
2140 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 032.00  
2144 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 033.00  
2148 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 034.00  
2200 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$686,100.

This concluded the 8:30 AM session. With the agreement of all the parties, and the independent MBOE, the 1PM session was heard during the morning session..

VI. Roll Call

Members present included: Ms. Melba Jackson, Dr. Truitt Ellis, Mr. Bruce Pierce, and Ms. Deb Dawson. Also present were Herman Ruben, and Joel Phillips, with the Office of the Property Assessor.

VII. Appeals:

1:00 PM

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 035.00  
2204 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 036.00  
2210 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$653,400, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$653,400.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 037.00  
2212 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 038.00  
2216 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 039.00  
2220 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$947,400, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$947,400.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 174.00  
2120 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$686,100.

Bransford Avenue Owner, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 15 0 175.00  
0 Bransford Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$686,100, by Melba Jackson, second by Bruce Pierce, unanimously approved. Land value of \$686,100.

Tennessee JED, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 105 16 0 054.00  
2101 Gladstone Ave, Nashville TN 37211

Motion to No Change the Total value of \$395,700, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$373,800 and Improvement value of \$21,900.

Columbine MTF General Partnership  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 118 07 0 158.00  
2814 Bransford Ave, Nashville TN 37204

Motion to Change the Total value to \$1,234,722, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$1,016,522 and Improvement value of \$218,200.

Columbine MTF General Partnership  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 118 07 0 159.00  
2812 Bransford Ave, Nashville TN 37204

Motion to Change the Total value to \$1,352,315, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$1,292,415 and Improvement value of \$59,900.

Columbine MTF General Partnership  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 118 07 0 173.00  
2815 Columbine Pl, Nashville TN 37204

Motion to Change the Total value to \$1,293,519, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$1,246,719 and Improvement value of \$46,800.

Columbine MTF General Partnership  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 118 11 0 056.00  
2816 Bransford Ave, Nashville TN 37204

Motion to Change the Total value to \$1,175,925, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$1,109,125 and Improvement value of \$66,800.

Columbine MTF General Partnership  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 118 11 0 073.00  
2817 Columbine Pl, Nashville TN 37204

Motion to Change the Total value to \$1,293,519, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value reduced to \$1,242,219 and Improvement value of \$51,300.

Clarksville NTC Properties, LLC  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 118 11 0 158.00  
406 E Iris Dr, Nashville TN 37204

Motion to No Change the Total value of \$1,349,000, by Truitt Ellis, second by Melba Jackson, unanimously approved. Land value of \$1,183,000 and Improvement value of \$166,000.

Rechter-Davis Properties  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 128 00 0 018.00  
7650 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$10,450,000, by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$5,652,700 and Improvement value reduced to \$4,797,300.

Brentwood Stor-N-Lok  
Jay Catignani with Property Tax Consultants, appeared  
Parcel ID 171 00 0 019.00  
520 Summit View Pl, Brentwood TN 37027

Motion to Change the Total value to \$11,504,000, by Melba Jackson, second by Truitt Ellis, unanimously approved. Land value of \$4,555,500 and Improvement value reduced to \$6,948,500.

VIII. Adjournment

Motion to adjourn by Melba Jackson, second by Bruce Pierce, unanimously approved.

Meeting adjourned 10:20 AM.

**ATTEST:**

**APPROVED:**

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