



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday June 9, 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. Michael Milliner, and Ms. Melba Jackson. Also present were Herman Ruben and Elias Anderson, with the Office of the Property Assessor. Richard Hunt, Drew Raines, and Caren Nichol with Evans and Petree, P.C. were also present.

****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 Michael Milliner, second by Lori Caste, unanimously approved.

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

8:30 AM

Gulch, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 564.00
908 Division St, Nashville TN 37203

Motion to Change the Total value to \$78,250,000, by Lori Caste, second by Melba Jackson, Michael Milliner voted Nay, Land value of \$15,409,000 and Improvement value reduced to \$62,840,100.

Nashville Gulch Owner, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 570.00
803 Division St, Nashville TN 37203

Motion to Change the Total value to \$65,390,000, by Lori Caste, second by Michael Milliner,
unanimously approved. Land value of \$10,710,000 and Improvement value reduced to \$54,680,000.

MCREF IV Gulch Apartments Owner
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 571.00
810 Division St, Nashville TN 37203

Motion to Change the Total value to \$122,000,000, by Lori Caste, second by Melba Jackson, Michael
Milliner voted Nay, Land value of \$18,678,600 and Improvement value reduced to \$103,321,400.

M Cubed Division Street LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 572.00
900 Division St, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Albion In the Gulch, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 093 14 0 586.00
645 Division St, Nashville TN 37203

Motion to Change the Total value to \$106,305,000, by Lori Caste, second by Melba Jackson, Michael
Milliner voted Nay, Land value of \$28,096,000 and Improvement value reduced to \$78,209,000.

CRP/WP Alta Lebanon Pike Owner
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 094 00 0 171.00
1301 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total value of \$83,801,700, by Lori Caste, second by Michael Milliner,
unanimously approved. Land value of \$9,200,000 and Improvement value of \$74,601,700.

2425 Atrium Owner, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 095 10 0 128.00
2425 Atrium Way, Nashville TN 37214

Motion to Change the Total value to \$12,050,000, by Lori Caste, second by Michael Milliner,
unanimously approved. Land value of \$2,054,300 and Improvement value reduced to \$9,995,700.

Stewart's Ferry, LTD.
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 096 00 0 007.00
100 Stewarts Ferry Pkwy, Nashville TN 37214

Motion to No Change the Total value of \$89,332,500, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$15,350,000 and Improvement value of \$73,982,500.

Stewart's Ferry, LTD.
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 096 00 0 050.00
0 Lauer Dr, Nashville TN 37214

Motion to No Change the Total Land value of \$329,400, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$329,400.

Stewart's Ferry, LTD.
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 096 00 0 051.00
0 Stewarts Ferry Pike, Nashville TN 37214

Motion to No Change the Total Land value of \$20,400, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$20,400.

WMCI Nashville II, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 096 05 0 096.00
135 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$33,074,200, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$5,200,000 and Improvement value reduced to \$27,874,200.

GC Highlands, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 097 00 0 068.00
6003 Bell Rd, Hermitage TN 37076

Motion to Change the Total value to \$42,505,000, by Lori Caste, second by Melba Jackson, Michael Milliner voted Nay, Land value of \$6,950,000 and Improvement value reduced to \$35,555,000.

Lion Arbours LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 097 00 0 087.00
6001 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total value to \$50,272,000, by Lori Caste, second by Melba Jackson, Michael Milliner voted Nay, Land value of \$8,750,000 and Improvement value reduced to \$41,522,000.

Hallmark at Bellevue Apartments, L.P.
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 102 00 0 042.00
5731 River Rd, Nashville TN 37209

Motion to Continue this parcel until Monday June 22, 2026, by Lori Caste, second by Michael Milliner, unanimously approved.

Camden West Nashville, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 102 13 0 018.00
7113 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$101,099,000, by Lori Caste, second by Michael Milliner, unanimously approved. Land value of \$10,875,000 and Improvement value reduced to \$90,224,000.

This concluded the 8:30 AM session. Motion to recess until the 1:00 PM session, by Michael Milliner, second by Lori Caste, unanimously approved, at 11:40 AM.

VI. Roll Call

Members present included: Mr. Michael Milliner, Mr. Bruce Pierce, and Ms. Alexa Backner. Also present were Herman Ruben and Elias Anderson, with the Office of the Property Assessor. Richard Hunt, Drew Raines, and Caren Nichol with Evans and Petree, P.C., were also present.

VII. Appeals:

1:00 PM

Kane, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 030 00 0 210.00
5516 Clarksville Pike, Joelton TN 37080

Motion to Continue this parcel until Wednesday June 10, 2026, by Michael Milliner, second by Bruce Pierce, unanimously approved.

Richland Creek Apartments, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 103 02 0 082.00
5400 Burgess Ave, Nashville TN 37209

Motion to No Change the Total value of \$21,932,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$3,375,000 and Improvement value of \$18,557,000.

Sudekum, L.P.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 103 15 0 037.00
4141 Woodlawn Dr, Nashville TN 37205

Motion to Change the Total value to \$21,606,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$2,150,000 and Improvement value reduced to \$19,456,000.

Mainland West End Circle, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 104 02 0 200.00
3207 West End Cir, Nashville TN 37203

Motion to Change the Total value to \$5,500,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value reduced to \$5,499,700 and Improvement value of \$300. Classification remains Commercial.

SP 1001 Music Row Project, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 104 04 0 173.00
1001 16th Ave S, Nashville TN 37212

Motion to No Change the Total value of \$27,541,100, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$7,248,300 and Improvement value of \$20,292,800.

Fairfax Flats Partners
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 104 06 0 085.00
206 Fairfax Ave, Nashville TN 37212

Motion to Change the Total value to \$2,907,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$1,393,900 and Improvement value reduced to \$1,513,100.

The CCE 2024 Exempt Irrevocable Trust
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 104 12 0 276.00
1705 Portland Ave, Nashville TN 37212

Motion to Change the Total value to \$1,615,000, by Bruce Pierce, second by Michael Milliner, unanimously approved. Land value of \$855,000 and Improvement value reduced to \$760,000.

1710 Magnolia Blvd, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 104 12 0 348.00
1710 Magnolia Blvd, Nashville TN 37212

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

Sharondale Drive Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 104 14 0 018.00
2526 Sharondale Dr, Nashville TN 37215

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

Rochelle Apartments Owner, LP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 01 0 494.00
1021 King Hollands Ave, Nashville TN 37203

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

Parachute 1009 LP
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 105 02 0 445.00
1009 8th Ave S, Nashville TN 37203

Motion to Change the Total value to \$26,990,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$8,028,100 and Improvement value reduced to \$18,961,900.

SNAP Housing Corp.
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 105 07 0 039.00
429 Humphreys St, Nashville TN 37203

Motion to Change the Total value to \$2,500,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value reduced to \$2,499,000 and Improvement value reduced to \$1,000.

WEHO Flats, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 07 0 053.00
461 Humphreys St, Nashville TN 37203

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

MTP-1414 4th Avenue South, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 105 07 0 469.00
1414 4th Ave S, Nashville TN 37210

Motion to No Change the Total value of \$99,370,200, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$30,589,600 and Improvement value of \$68,780,600.

MDHA
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 105 08 0 249.00
101 Factory St, Nashville TN 37210

Motion to Change the Total value to \$52,220,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$5,100,000 and Improvement value reduced to \$47,120,000.

VIII. Adjournment

Motion to adjourn by Michael Milliner, second by Bruce Pierce, unanimously approved.

Meeting adjourned 3:55 PM.

ATTEST:

APPROVED:
