



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday June 11, 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. Michael Milliner, Ms. Michele Trueba, and Ms. Deb Dawson. Also present were Danielle Hancock and Joel Phillips, with the Office of the Property Assessor. Richard Hunt, and Drew Raines, with Evans and Petree, P.C. were also present.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

MFC-4960 Edmondson LLC

Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared

Parcel ID 147 06 0 220.00

4982 Edmondson Pike, Nashville TN 37211

Motion to Change the Total value to \$23,723,500, by Michele Trueba, second by Michael Milliner, unanimously approved. Land value of \$3,625,000 and Improvement value reduced to \$20,098,500.

MFC-4960 Edmondson LLC
Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 147 07 0 021.00
4960 Edmondson Pike, Nashville TN 37211

Motion to Change the Total value to \$26,396,500, by Michele Trueba, second by Michael Milliner, unanimously approved. Land value of \$4,525,000 and Improvement value reduced to \$21,871,500.

Horizon Apartments LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 148 00 0 150.00
4601 Packard Dr, Nashville TN 37211

Motion to No Change the Total value of \$25,254,400, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$5,550,000 and Improvement value of \$19,704,400.

Noah's Landing Apartments, GP
Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 149 00 0 086.00
2570 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$14,210,000, by Michele Trueba, second by Michael Milliner, unanimously approved. Land value of \$1,260,000 and Improvement value reduced to \$12,950,000.

PAM WH, LLC & WHMC, LLC & WHRK
Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 161 00 0 011.00
570 McMurray Dr, Nashville TN 37211

Motion to Change the Total value to \$18,380,000, by Michele Trueba, second by Michael Milliner, unanimously approved. Land value of \$3,950,000 and Improvement value reduced to \$14,430,000.

Lion Brentwood, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 161 00 0 119.00
765 McMurray Dr, Nashville TN 37211

Motion to Change the Total value to \$29,400,000, by Michael Milliner, second by Michele Treuba, unanimously approved. Land value of \$4,900,000 and Improvement value reduced to \$24,500,000.

Lion Bradford, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 161 00 0 130.00
5242 Edmondson Pike, Nashville TN 37211

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

Amalie Property, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 161 00 0 134.00
5646 Amalie Dr, Nashville TN 37211

Motion to Change the Total value to \$18,290,000, by Michael Milliner, second by Michele Treuba, unanimously approved. Land value of \$3,455,000 and Improvement value reduced to \$14,835,000.

PAC Anson, LLC
Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 162 00 0 118.00
950 Brittany Park Dr, Antioch TN 37013

Motion to Change the Total Improvement value to \$28,495,850, by Michael Milliner, second by Michele Trueba, unanimously approved. Improvement value reduced to \$28,495,850.

PAC Anson, LLC
Drew Raines and Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 162 00 0 120.00
951 Brittany Park Dr, Antioch TN 37013

Motion to Change the Total value to \$31,884,150, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$3,900,000 and Improvement value reduced to \$27,984,150.

Cherner Brentwood Lofts, LLC ET AL
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 162 00 0 302.00
1616 Bell Rd, Nashville TN 37211

Motion to Change the Total value to \$11,340,000, by Michael Milliner, second by Michele Treuba, unanimously approved. Land value of \$2,121,400 and Improvement value reduced to \$9,218,600.

NOVO Antioch Owner, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 163 00 0 036.00
1421 Rural Hill Rd, Antioch TN 37013

Motion to Change the Total value to \$33,900,000, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$2,775,000 and Improvement value reduced to \$31,125,000.

GEP X Bell Road, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 163 00 0 100.00
727 Bell Rd, Antioch TN 37013

Motion to Change the Total value to \$68,930,000, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$6,780,000 and Improvement value reduced to \$62,150,000.

Central Union Realty Group, LLC ET AL
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 163 00 0 135.00
2900 Baby Ruth Ln, Antioch TN 37013

Motion to Change the Total value to \$34,040,000, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$3,570,000 and Improvement value reduced to \$30,470,000.

This concluded the appeals for the 8:30 AM session. With agreement of all the parties, and the independent MBOE, the 1PM session was heard at the conclusion of the 8:30 AM session.

VI. Roll Call

- VII. Members present included: Mr. Michael Milliner, Ms. Michele Trueba, and Ms. Deb Dawson. Also present were Danielle Hancock and Joel Phillips, with the Office of the Property Assessor. Richard Hunt, and Drew Raines, with Evans and Petree, P.C. were also present.

VIII. Appeals:

1:00 PM

Bell Road Apartment Partners, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 162 00 0 113.00 001
0 Bell Rd, Antioch TN 37211

Motion to Change the Total value to \$33,982,800, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$4,100,000 and Improvement value reduced to \$29,882,800.

Bell Road Apartment Partners, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 162 00 0 113.00 002
0 Bell Rd, Antioch TN 37211

Motion to Change the Total value to \$37,187,200, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$4,950,000 and Improvement value reduced to \$32,237,200.

GEP XI Collins Creek, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 162 00 0 217.00
0 Bell Rd, Antioch TN 37013

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

GEP XI Collins Creek, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 163 00 0 185.00
1211 Bell Rd, Antioch TN 37013

Motion to Change the Total value to \$40,529,350, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$7,500,000 and Improvement value reduced to \$33,029,350

GEP XI Collins Creek, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 163 00 0 321.00
1157 Bell Rd, Antioch TN 37013

Motion to Change the Total value to \$29,370,650, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$5,250,000 and Improvement value reduced to \$24,120,650.

Hickory Hollow Preservation, LP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 163 00 0 251.00
100 Curtis Hollow Rd, Antioch TN 37013

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

GEP XI Collins Creek, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 162 00 0 293.00
0 Bell Rd, Antioch TN 37013

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

Crossings Boulevard MF Holdings, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 163 00 0 345.00
5700 Crossings Blvd, Antioch TN 37013

Motion to Change the Total value to \$69,250,000, by Michele Trueba, second by Michael Milliner, unanimously approved. Land value of \$12,480,000 and Improvement value reduced to \$56,770,000

MDHA
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 164 00 0 174.00
1717 Hobson Pike, Antioch TN 37013

Motion to Change the Total value to \$64,730,000, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$2,004,200 and Improvement value reduced to \$62,725,800

Brentwood Highlands Partners, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 171 00 0 128.00
249 Plum Nelly Cir, Brentwood TN 37027

Motion to Change the Total value to \$28,010,000, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$3,900,000 and Improvement value reduced to \$24,110,000

PAC Lenox Retreat, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 172 00 0 257.00
8036 Bienville Dr, Nashville TN 37211

Motion to Change the Total value to \$33,490,000, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$4,655,500 and Improvement value reduced to \$28,834,500

PAC Lenox Village, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 172 12 0 106.00
6900 Lenox Village Dr, Nashville TN 37211

Motion to No Change the Total value of \$70,484,000, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$5,374,200 and Improvement value of \$65,109,800

CRP/ECG Soutcrest Reserve Owner, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 186 00 0 048.00
1015 Gant Hill Dr, Brentwood TN 37027

Motion to Change the Total value to \$5,333,300, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$977,500 and Improvement value reduced to \$4,355,800

CRP/ECG Soutcrest Reserve Owner, LLC
Drew Raines with Evans and Petree, P.C., appeared
Parcel ID 186 00 0 049.00
1016 Gant Hill Dr, Brentwood TN 37027

Motion to Change the Total value to \$18,666,700, by Michael Milliner, second by Michele Trueba, unanimously approved. Land value of \$1,840,000 and Improvement value reduced to \$16,826,700

IX. Adjournment

Motion to adjourn by Michael Milliner, second by Michele Trueba, unanimously approved.

Meeting adjourned 11:15 AM.

ATTEST:

APPROVED:
