



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday June 15, 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
- III. Review and Approval of Minutes:
- IV. Public Comment Period
- V. Appeals:

8:30 AM

There was not an 8:30 AM session. All of the parcels for the entire week were heard at the 1PM session.

- VI. Roll Call

Members present included: Ms. Deb Dawson, Mr. John Green, and Ms. Alexa Backner. Also present were Herman Ruben, Bill Chaffin and Nathan Burton, with the Office of the Property Assessor. Judson Bracewell with Ryan, LLC appeared on behalf of the property owners.

- VII. Review and Approval of Minutes: Review and Approval of Minutes from Wednesday June 3, 2026, Thursday June 4, 2026, Monday June 8, 2026, and Tuesday June 9, 2026, Motion by John Green, second by Alexa Backner, unanimously approved.

****NOTE**** All parcels remaining for the week were all agreed to by both parties.

VIII. Appeals:

1:00 PM

CBAR Asset Company LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 026 07 0 107.00
103 Brenton Ct, Goodlettsville TN 37072

Motion to Change the Total value to \$364,300, by John Green, second by Alexa Backner, unanimously approved. Land value of \$80,000 and Improvement value reduced to \$284,300.

ARMM Assets 2 LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 026 07 0 164.00
124 Newcastle Ct, Goodlettsville TN 37072

Motion to Change the Total value to \$358,300, by John Green, second by Alexa Backner, unanimously approved. Land value of \$80,000 and Improvement value reduced to \$278,300.

VM Pronto LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 041 04 0 092.00
4011 Havendale Dr, Nashville TN 37207

Motion to Change the Total value to \$509,500, by John Green, second by Alexa Backner, unanimously approved. Land value of \$80,000 and Improvement value reduced to \$429,500.

ARMM Assets 2 LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 042 08 0A 001.00
1737 Heritage Glen Dr, Madison TN 37115

Motion to Change the Total value to \$308,000, by John Green, second by Alexa Backner, unanimously approved. Land value of \$61,000 and Improvement value reduced to \$247,000.

CPI/Amherst SFR Program Owner LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 042 12 0 087.00
1500 Heritage View Blvd, Madison TN 37115

Motion to Change the Total value to \$361,700, by John Green, second by Alexa Backner, unanimously approved. Land value of \$130,000 and Improvement value reduced to \$231,700.

BAF Assets 5, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 042 16 0A 003.00
405 Hickory Chase Dr, Madison TN 37115

Motion to Change the Total value to \$363,600, by John Green, second by Alexa Backner, unanimously approved. Land value of \$72,000 and Improvement value reduced to \$291,600.

SRMZ 2, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 043 14 0B 015.00
2212 Milan Ct, Madison TN 37115

Motion to Change the Total value to \$363,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$69,000 and Improvement value reduced to \$294,000.

RH Evergreen Ownerco, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 043 15 0 230.00
309 Warrior Rd, Madison TN 37115

Motion to Change the Total value to \$310,700, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$90,000 and Improvement value reduced to \$220,700.

ARMM Asset Company 2 LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 050 02 0 027.00
1929 Westchester Dr, Nashville TN 37207

Motion to Change the Total value to \$262,500, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$70,000 and Improvement value reduced to \$192,500.

ARMM Assets 2 LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 053 06 0A 172.00
2129 Riverway Dr, Old Hickory TN 37138

Motion to Change the Total value to \$287,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$73,000 and Improvement value reduced to \$214,000.

BAF Assets 5, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 053 09 0 112.00
1508 Beauna Ct, Madison TN 37115

Motion to Change the Total value to \$374,800, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$105,000 and Improvement value reduced to \$269,800.

BAF 2, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 053 14 0A 017.00
701 Comanche Ct, Madison TN 37115

Motion to Change the Total value to \$401,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$73,000 and Improvement value reduced to \$328,000.

CPI/Amherst SFR Program II Owner
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 053 16 0 270.00
736 Stone Hedge Dr, Old Hickory TN 37138

Motion to Change the Total value to \$357,400, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$125,000 and Improvement value reduced to \$232,400.

BAF Assets 5, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 059 04 0A 089.00
2809 Creekbend Dr, Nashville TN 37207

Motion to Change the Total value to \$300,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$75,000 and Improvement value reduced to \$225,000.

CPI/Amherst SFR Program II Owner
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 059 04 0A 071.00
3022 Ewingdale Dr, Nashville TN 37207

Motion to Change the Total value to \$324,400, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$75,000 and Improvement value reduced to \$249,400.

BAF Assets 5, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 059 04 0A 090.00
2811 Creekbend Dr, Nashville TN 37207

Motion to Change the Total value to \$324,400, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$75,000 and Improvement value reduced to \$249,400.

ARVM 5, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 059 04 0A 092.00
2815 Creekbend Dr, Nashville TN 37207

Motion to Change the Total value to \$355,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$75,000 and Improvement value reduced to \$280,000.

ARMM Asset Company 2, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 059 04 0A 155.00
2830 Creekbend Dr, Nashville TN 37207

Motion to Change the Total value to \$322,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$75,000 and Improvement value reduced to \$247,000.

ARMM Asset Company 2 LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 059 04 0A 172.00
2835 Creekbend Dr, Nashville TN 37207

Motion to Change the Total value to \$343,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$75,000 and Improvement value reduced to \$268,000.

ARMM Asset Company 2 LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 059 06 0 074.00
820 Garrison Dr, Nashville TN 37207

Motion to Change the Total value to \$350,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$83,600 and Improvement value reduced to \$266,400.

ARMM Asset Company 1, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 060 13 0 067.00
2628 Old Matthews Rd, Nashville TN 37207

Motion to Change the Total value to \$347,500, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$100,000 and Improvement value reduced to \$247,500.

BAF Assets 5 LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 063 02 0 105.00
1517 Ocoee Trl, Madison TN 37115

Motion to Change the Total value to \$330,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$75,000 and Improvement value reduced to \$255,000.

Montpelier Assets, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 063 12 0 047.00
4504 Trace Blvd, Old Hickory TN 37138

Motion to Change the Total value to \$397,200, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$75,000 and Improvement value reduced to \$322,200.

BAF Assets 6, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 063 12 0 050.00
608 Pebblestone Ct, Old Hickory TN 37138

Motion to Change the Total value to \$395,200, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$75,000 and Improvement value reduced to \$320,200.

Mesa Verde Assests LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 072 16 3T 001.00
1421 Preston Dr, Nashville TN 37206

Motion to Change the Total value to \$819,800, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$228,000 and Improvement value reduced to \$591,800.

SRAM Pack I-C, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 075 12 0A 178.00
654 Belgium Dr, Hermitage TN 37076

Motion to Change the Total value to \$405,900, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$66,000 and Improvement value reduced to \$339,900.

BAF Assets 5 LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 076 01 0E 001.00
559 Tulip Grove Rd, Hermitage TN 37076

Motion to Change the Total value to \$397,800, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$317,800.

VM Master Issuer, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 081 08 3A 001.01
1903-A Delta Ave, Nashville TN 37208

Motion to Change the Total value to \$639,600, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$136,000 and Improvement value reduced to \$503,600.

VM Pronto, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 081 08 3A 002.01
1903-B Delta Ave, Nashville TN 37208

Motion to Change the Total value to \$639,600, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$136,000 and Improvement value reduced to \$503,600.

VM Pronto, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 083 03 2I 001.00
1420 Riverside Dr, Nashville TN 37206

Motion to Change the Total value to \$849,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$208,000 and Improvement value reduced to \$641,000.

Robert Glass & Madison Glass
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 083 15 0 065.00
2805 Paden Dr, Nashville TN 37206

Motion to Change the Total value to \$540,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$285,000 and Improvement value reduced to \$255,000.

ARMM Asset Company 2, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 086 12 0E 212.00
1421 Japonica Aly, Hermitage TN 37076

Motion to Change the Total value to \$408,200, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$332,200.

VM Master Issuer, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 092 10 0 288.00
606 26th Ave N, Nashville TN 37209

Motion to Change the Total value to \$660,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$200,000 and Improvement value reduced to \$460,000.

ALTO Asset Company 5, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 096 11 0 038.00
616 Gailwood Ln, Nashville TN 37214

Motion to Change the Total value to \$445,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$114,800 and Improvement value reduced to \$330,200.

AMNL Asset Company 2, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 098 09 0A 022.00
304 Ketch Cv, Hermitage TN 37076

Motion to Change the Total value to \$644,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$101,000 and Improvement value reduced to \$543,000.

VM Pronto, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 102 04 0 140.00
415 Wilclay Dr, Nashville TN 37209

Motion to Change the Total value to \$532,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$143,000 and Improvement value reduced to \$389,000.

AMNL Asset Company 3, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 107 13 0 007.00
878 Kipling Dr, Nashville TN 37217

Motion to Change the Total value to \$475,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$71,000 and Improvement value reduced to \$404,000.

AMNL Asset Company 1, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 108 12 0A 004.00
1321 Quail Valley Rd, Nashville TN 37214

Motion to Change the Total value to \$232,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$48,000 and Improvement value reduced to \$184,000.

ALTO Asset Company 1, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 108 12 0B 208.00
2309 Harborwood Pt, Nashville TN 37214

Motion to Change the Total value to \$453,400, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$373,400.

CPI/Amherst SFR Program Owner, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 108 12 0B 212.00
2300 Harborwood Pt, Nashville TN 37214

Motion to Change the Total value to \$489,600, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$409,600.

CPI/Amherst SFR Program Owner, LLC
Judson Bracewell with Ryan, LLC, appeared
Parcel ID 108 15 0A 022.00
228 Woodmaker Ct, Nashville TN 37214

Motion to Change the Total value to \$425,000, by John Green, second by Alexa Backner,
unanimously approved. Land value of \$81,600 and Improvement value reduced to \$343,400.

IX. Adjournment

Motion to adjourn by John Green, second by Alexa Backner, unanimously approved.

Meeting adjourned 1:30 PM.

ATTEST:

APPROVED:
