



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday June 22, 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. Michele Trueba, Mr. Scott Tyrone, and Ms. Deb Dawson. Also present were Herman Ruben and Elias Anderson, with the Office of the Property Assessor. Richard Hunt and Caren Nichol with Evans and Petree appeared on behalf of the property owners.

- III. Review and Approval of Minutes: Review and Approval of Minutes from Monday June 15, 2026, and Wednesday June 17, 2026, Motion by Michele Trueba, second by Scott Tyrone, unanimously approved.

- IV. Public Comment Period

- V. Appeals:

8:30 AM

Health & Educational Facilities Board
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 09 0 118.00
1500 12th Ave S, Nashville TN 37203

Appeal originally scheduled on 6/10/2026, continued and heard today Motion to Change the Total Value to \$14,579,000, by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$3,800,000 and Improvement value reduced to \$10,779,000.

MDHA
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 018 12 0C 001.00
619 Main St, Unit 9101-9106, Goodlettsville TN 37072

Motion to No Change the Total Value of \$9,962,800, by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$867,700 and Improvement value of \$9,095,100.

MDHA
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 018 12 0C 002.00
619 Main St, Goodlettsville TN 37072

Motion to No Change the Total Value of \$6,649,400, by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$650,800 and Improvement value of \$5,998,600.

MDHA
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 018 12 0C 003.00
619 Main St, Goodlettsville TN 37072

Motion to No Change the Total Value of \$6,649,400, by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$650,800 and Improvement value of \$5,998,600.

MDHA
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 018 12 0C 004.00
619 Main St, Unit 4101-4106, Goodlettsville TN 37072

Motion to No Change the Total Value of \$2,608,700, by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$940,000 and Improvement value of \$1,668,700.

MDHA
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 018 12 0C 005.00
619 Main St, Unit 5101-5104, Goodlettsville TN 37072

Motion to No Change the Total Value of \$1,465,400, by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$506,200 and Improvement value of \$959,200.

MDHA
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 018 12 0C 006.00
619 Main St, Unit 6101-6106, Goodlettsville TN 37072

Motion to No Change the Total Value of \$2,344,500, by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$867,700 and Improvement value of \$1,476,800.

MDHA

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

Parcel ID 018 12 0C 007.00

619 Main St, Unit 3101-3106, Goodlettsville TN 37072

Motion to No Change the Total Value of \$2,608,700, by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$940,000 and Improvement value of \$1,668,700.

MDHA

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

Parcel ID 018 12 0C 008.00

619 Main St, Unit 7101-7106, Goodlettsville TN 37072

Motion to No Change the Total Land Value of \$940,000 by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$940,000.

MDHA

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

Parcel ID 018 12 0C 009.00

619 Main St, Unit 8101-8104, Goodlettsville TN 37072

Motion to No Change the Total Land Value of \$578,500 by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$578,500.

MDHA

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

Parcel ID 018 12 0C 010.00

619 Main St, Goodlettsville TN 37072

Motion to No Change the Total Value of \$1,731,700, by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$144,600 and Improvement value of \$1,587,100.

MDHA

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

Parcel ID 018 12 0C 011.00

619 Main St, Goodlettsville TN 37072

Motion to No Change the Total Value of \$1,731,700, by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$144,600 and Improvement value of \$1,587,100.

210 Cumberland Bend Owner, LLC

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

Parcel ID 071 13 0 010.00

210 Cumberland Bend , Nashville TN 37228

Motion to Change the Total Value to \$32,719,400, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$11,375,000 and Improvement value reduced to \$21,344,400.

133 KVB RESI Property, L.P.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 11 0I 001.00
430 President Ronald Reagan Way, Nashville TN 37201

Motion to Change the Total Value to \$10,324,600, by Michele Treuba, second by Scott Tyrone, unanimously approved. Land value of \$10,323,600 and Improvement value reduced to \$1,000.

Nashville Phase II Property HO
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 03 0Y 001.00
1125 4th Ave S , Nashville TN 37210

Motion to Change the Total Value to \$64,000,000, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$11,467,200 and Improvement value reduced to \$52,532,800.

HCD Wedgewood Owner LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 07 1C 001.00
622 Merritt Ave , Nashville TN 37203

Motion to Change the Total Value to \$84,790,000, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$9,575,000 and Improvement value reduced to \$75,215,000.

GEP X Lexington, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 128 04 0A 008.00
510 Old Hickory Blvd , Nashville TN 37209

Motion to Change the Total Value to \$40,036,500, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$6,250,000 and Improvement value reduced to \$33,786,500.

GEP X Lexington, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 128 04 0A 009.00
510-B Old Hickory Blvd , Nashville TN 37209

Motion to No Change the Total Value of \$25,600, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$12,500 and Improvement value of \$13,100.

GEP X Lexington, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 128 04 0A 010.00
512 Old Hickory Blvd, Unit 1800 , Nashville TN 37205

Motion to Change the Total Value to \$43,827,400, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$5,900,000 and Improvement value reduced to \$37,927,400.

GEP X Lexington, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 128 04 0A 011.00
512 Old Hickory Blvd, Unit 1301 , Nashville TN 37209

Motion to Change the Total Value to \$20,310,500, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$2,800,000 and Improvement value reduced to \$17,510,500.

ALT Investments Hillson, LLC &
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 162 15 0A 002.00
700 Harris Hills Ln , Nashville TN 37211

Motion to Change the Total Value to \$44,200,000, by Scott Tyrone, second by Michele Trueba, unanimously approved. Land value of \$6,200,000 and Improvement value reduced to \$38,000,000.

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

VI. Roll Call

Members present included: Mr. Bruce Pierce, Ms. Lori Caste, and Ms. Alexa Backner. Also present were Herman Ruben and Elias Anderson, with the Office of the Property Assessor. Richard Hunt and Caren Nichol with Evans and Petree appeared on behalf of the property owners.

VII. Appeals:

1:00 PM

Hallmark at Bellevue Apartment
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 102 00 0 042.00
5731 River Rd, Nashville TN 37209

Appeal originally scheduled on 6/09/2026, continued and heard today Motion to Change the Total Value to \$10,850,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$2,250,000 and Improvement value reduced to \$8,600,000.

3LS Properties, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 026 00 0 146.00
740 Conference Dr, Goodlettsville TN 37072

Motion to Change the Total Value to \$2,400,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$1,223,200 and Improvement value reduced to \$1,176,800.

Hessel Properties, GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 026 01 0 099.00
112 Long Hollow Pike, Goodlettsville TN 37072

Motion to No Change the Total Value of \$3,820,200, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$1,219,700 and Improvement value of \$2,600,500.

Northchase Professional Park Building One, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 026 10 0A 002.00
400 Professional Park Dr, Goodlettsville TN 37072

Motion to Change the Total Value to \$1,900,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$521,000 and Improvement value reduced to \$1,379,000.

Harold E. Crye Revocable Living Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 064 16 0 014.00
4723 Andrew Jackson Pkwy, Hermitage TN 37076

Motion to No Change the Total Value of \$2,949,600, by Bruce Pierce, second by Lori Caste, unanimously approved. Land value of \$893,900 and Improvement value of \$2,055,700.

Imagine Rental, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 065 13 0 003.00
4811 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$1,200,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$646,900 and Improvement value reduced to \$553,100.

Winkal Holdings, L.L.C.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 072 06 0 076.00
3201 Gallatin Pike N, Nashville TN 37216

Motion to Change the Total Value to \$3,261,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$3,260,000 and Improvement value reduced to \$1,000.

Pankaj V. Patel
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 075 10 0 197.00
4223 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total Value to \$645,650, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$357,200 and Improvement value reduced to \$288,450.

1012 Burchanan II, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 07 0 518.00
1012 Buchanan St, Nashville TN 37208

Motion to Change the Total Value to \$896,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$798,800 and Improvement value reduced to \$97,200.

Meridian Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 07 0 172.00
805 Meridian St, Nashville TN 37207

Motion to No Change the Total Value of \$1,020,800, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value of \$264,000 and Improvement value of \$756,800.

Neuhoff Acquisition II, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 09 0 234.00
1324 2nd Ave N, Nashville TN 37208

Motion to Change the Total Value to \$23,895,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$23,787,400 and Improvement value of \$107,600.

Neuhoff Acquisition II, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 09 0 469.00
1402 2nd Ave N, Nashville TN 37208

Motion to Change the Total Value to \$4,008,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$4,001,600 and Improvement value of \$6,400.

Neuhoff Acquisition II, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 09 0 470.00
0 2nd Ave N, Nashville TN 37208

Motion to Change the Total Land Value to \$1,954,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$1,954,000.

1308 Adams Street, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 09 0 505.00
1308 Adams St, Nashville TN 37208

Motion to Change the Total Value to \$2,605,000, by Lori Caste, second by Bruce Pierce,
unanimously approved. Land value reduced to \$2,440,100 and Improvement value of \$164,900.

VIII. Adjournment

Motion to adjourn by Lori Caste, second by Bruce Pierce, unanimously approved.

Meeting adjourned 3:20 PM.

ATTEST:

APPROVED:
