



## **MINUTES**

### **INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION**

**Tuesday July 21, 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. Lori Caste, Mr. Bruce Pierce, and Mr. Carnell Scruggs. Also present were Herman Ruben and Andrea Wandell, with the Office of the Property Assessor. Richard Hunt and Caren Nichol with Evans and Petree appeared on behalf of the property owners.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair being present for this meeting, the independent MBOE elected Mr. Carnell Scruggs, Temporary Chair, for this meeting, Motion by Lori Caste, second by Bruce Pierce.

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

8:30 AM

Trustees Garden Development, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 06 2 077.00  
134 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to Change the Total Value to \$7,776,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value increased to \$7,676,000 and Improvement value reduced to \$100,000.

CBT Partnership  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 06 4C 001.00  
201 1<sup>st</sup> Ave S, Nashville TN 37201

Motion to Change the Total Value to \$21,474,500, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$6,880,500 and Improvement value reduced to \$14,594,000.

1200 Broadway, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 09 0F 004.00  
1200 Broadway, Nashville TN 37203

Motion to Change the Total Value to \$89,045,000, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value of \$20,793,600 and Improvement value reduced to \$68,251,400.

1200 Broadway, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 09 0F 005.00  
1200-B Broadway, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Mainland KVB, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 10 0 183.00  
422 7<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$1,024,700, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$1,023,700 and Improvement value reduced to \$1,000.

Mainland KVB, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 10 0 184.00  
424 7<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$1,843,400, by Lori Caste, second by Bruce Pierce, unanimously approved. Land value reduced to \$1,842,400 and Improvement value reduced to \$1,000.

This concluded the 8:30 AM session. Motion to recess until the 1PM session, by Lori Caste, second by Bruce Pierce, unanimously approved, at 10:40 AM.

#### VI. Roll Call

Members present included: Mr. Michael Milliner, Ms. Alexa Backner, and Ms. Deb Dawson. Also present were Herman Ruben and Andrea Wandell, with the Office of the Property Assessor. Richard Hunt, Will Raines, and Caren Nichol with Evans and Petree appeared on behalf of the property owners.

VII. Appeals:

1:00 PM

Arnold Real Properties, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 14 0 035.00  
605 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,453,200, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value reduced to \$2,353,200 and Improvement value reduced to \$100,000.

Arnold Real Properties, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 14 0 036.00  
615 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,299,900, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value reduced to \$2,298,900 and Improvement value reduced to \$1,000.

Arnold Real Properties, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 14 0 037.00  
617 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,453,200, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value reduced to \$2,452,200 and Improvement value reduced to \$1,000.

Walter C. Carter, Jr., & Christie L. Carter  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 14 0 040.00  
625 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$5,520,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$5,512,200 and Improvement value of \$7,800.

MTP-631 8<sup>th</sup> Ave S Propco, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 14 0 041.00  
631 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,606,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$2,587,700 and Improvement value of \$18,300.

New Rose, Inc.  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 14 0 123.00  
0 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,147,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$2,129,900 and Improvement value of \$17,100.

MTP Voorhees-700 8<sup>th</sup> Ave South, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 14 0 226.00  
700 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$20,955,200, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$11,500,000 and Improvement value of \$9,455,200.

Crowell Capital Partners, GP  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 093 14 0 260.00  
730 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$10,478,000, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value reduced to \$10,413,300 and Improvement value of \$64,700.

Crowell Capital Partners  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 105 02 0 096.00  
903 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,320,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$2,282,000 and Improvement value of \$38,000.

Nine O Nine, Inc.  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 105 02 0 098.00  
909 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total Value to \$2,330,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$2,305,700 and Improvement value of \$24,300.

Crowell Capital Partners, GP  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 105 02 0 099.00  
917 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$3,530,700, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$3,476,100 and Improvement value of \$54,600.

Crowell Capital Partners, GP  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 105 02 0 100.00  
919 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$3,498,700, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$3,465,600 and Improvement value of \$33,100.

1107 8<sup>th</sup> Ave CA, LLC  
Richard Hunt with Evans and Petree, P.C., appeared  
Parcel ID 105 02 0 198.00  
1107 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Classification from Commercial to Residential and to change the Total Land Value to \$5,850,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$5,850,000.

VIII. Adjournment

Motion to adjourn by Michael Milliner, second by Alexa Backner, unanimously approved.

Meeting adjourned 4:10 PM.

**ATTEST:**

**APPROVED:**

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