



## **MINUTES**

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

**Monday July 27, 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
- 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 Dr. Truitt Ellis. Also present were Herman Ruben 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 Monday July 20, 2026, and Tuesday July 21, 2026, Motion by John Green, second by Truitt Ellis, unanimously approved.

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

VIII. Appeals:

1:00 PM

CPI/Amherst SFR Program II Owner, L.L.C.  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 033 16 0 116.00  
105 Nelson Ct W, Madison TN 37115

Motion to Change the Total value to \$275,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$63,000 and Improvement value reduced to \$212,000.

AMNL Asset Company 2 LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 060 13 0 151.00  
508 Dyne Ct, Nashville TN 37207

Motion to Change the Total value to \$369,500, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$100,000 and Improvement value reduced to \$269,500.

Jeff 1, LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 081 06 0 350.00  
2010 24<sup>th</sup> Ave N, Nashville TN 37208

Motion to Change the Total value to \$373,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$200,000 and Improvement value reduced to \$173,000.

New Residential Borrower 2022-SFR2 LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 147 16 0 146.00  
4911 Pearson Pl, Nashville TN 37211

Motion to Change the Total value to \$392,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$68,000 and Improvement value reduced to \$324,000.

Scioto Properties SP-16 LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 149 09 0 199.00  
4717 Miners Cv, Antioch TN 37013

Motion to Change the Total value to \$368,400, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$115,000 and Improvement value reduced to \$253,400.

RS Rental II, LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 162 03 0 288.00  
632 St Cloud Dr, Antioch TN 37013

Motion to Change the Total value to \$315,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$66,000 and Improvement value reduced to \$249,000.

Boulton Properties, LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 156 02 0 140.00  
893 Beech Bend Dr, Nashville TN 37221

Motion to Change the Total value to \$580,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$82,000 and Improvement value reduced to \$498,000.

Portico 3, LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 043 16 0 161.00  
1040 Mallow Dr, Madison TN 37115

Motion to Change the Total value to \$330,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$103,500 and Improvement value reduced to \$226,500.

WCP SFR Properties, LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 091 02 0C 002.01  
1305 62<sup>nd</sup> Ave N, Nashville TN 37209

Motion to Change the Total value to \$561,800, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$170,000 and Improvement value reduced to \$391,800.

WCP SFR Properties, LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 091 13 0O 001.00  
506-A Eastboro Rd, Nashville TN 37209

Motion to Change the Total value to \$609,700, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$210,000 and Improvement value reduced to \$399,700.

FKH SFR Propco H LP  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 150 10 0 086.00  
3029 Towne Valley Rd, Antioch TN 37013

Motion to Change the Total value to \$335,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$72,000 and Improvement value reduced to \$263,000.

FKH SFR Propco I LP  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 164 03 0A 052.00  
2045 Hamilton Hill Dr, Antioch TN 37013

Motion to Change the Total value to \$443,900, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$89,800 and Improvement value reduced to \$354,100.

FKH SFR Propco K L.P.  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 173 06 0B 065.00  
2343 Somerset Valley Dr, Antioch TN 37013

Motion to Change the Total value to \$471,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$97,500 and Improvement value reduced to \$373,500.

FKH SFR Propco G L.P.  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 175 06 0A 030.00  
5067 Preserve Blvd, Antioch TN 37013

Motion to Change the Total value to \$364,200, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$78,600 and Improvement value reduced to \$285,600.

RS Rental III B LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 052 13 0B 248.00  
3105 Penn Meade Way, Nashville TN 37214

Motion to Change the Total value to \$305,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$61,000 and Improvement value reduced to \$244,000.

RS Rental III B LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 059 05 0 217.00  
4187 Bobwhite Dr, Nashville TN 37218

Motion to Change the Total value to \$290,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$83,600 and Improvement value reduced to \$206,400.

RS Rental III-A, LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 060 13 0 181.00  
2706 Old Matthews Rd, Nashville TN 37207

Motion to Change the Total value to \$285,900, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$100,000 and Improvement value reduced to \$185,900.

AO Propco 1, LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 060 16 0 099.00  
149 Dellway Dr, Nashville TN 37207

Motion to Change the Total value to \$285,100, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$189,000 and Improvement value reduced to \$96,100.

RS Rental III B LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 119 06 0 272.00  
208 Glenrose Ct, Nashville TN 37210

Motion to Change the Total value to \$340,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$150,000 and Improvement value reduced to \$190,000.

FKH SFR Propco I, L.P.  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 043 06 0A 015.00  
732 Ellie Dr, Madison TN 37115

Motion to Change the Total value to \$457,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$110,500 and Improvement value reduced to \$346,500.

WCP SFR Properties, LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 069 16 0 122.00  
1903 Ashton Ave, Nashville TN 37218

Motion to Change the Total value to \$490,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$225,000 and Improvement value reduced to \$265,000.

FKH SFR Propco J, L.P.  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 096 10 0 279.00  
3104 Cloverwood Dr, Nashville TN 37214

Motion to Change the Total value to \$440,100, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$98,400 and Improvement value reduced to \$341,700.

FKH SFR Propco H, LP  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 150 03 0 352.00  
1301 Ravenna Ct S, Antioch TN 37013

Motion to Change the Total value to \$469,200, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$72,000 and Improvement value reduced to \$397,200.

FKH SFR N, LLC  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 150 06 0A 008.00  
2840 Louise Russell Dr, Antioch TN 37013

Motion to Change the Total value to \$485,300, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$70,000 and Improvement value reduced to \$415,300.

FKH SFR Propco H, L.P.  
Judson Bracewell with Ryan, LLC, appeared  
Parcel ID 150 08 0 062.00  
3508 Country Way Rd, Antioch TN 37013

Motion to Change the Total value to \$313,000, by John Green, second by Truitt Ellis,  
unanimously approved. Land value of \$73,000 and Improvement value reduced to \$240,000.

IX. Adjournment

Motion to adjourn by John Green, second by Truitt Ellis, unanimously approved.

Meeting adjourned 1:30 PM.

**ATTEST:**

**APPROVED:**

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