



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday August 4, 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. Alexa Backner, and Mr. John Green. Also present were Herman Ruben, Andrea Wandell, and Assessor of Property Vivan Wilhoite, with the Office of the Property Assessor. Sam Keen with Metro Legal was present and Richard Hunt and Caren Nichol with Evans and Petree appeared on behalf of the property owners.

****NOTE**** Upon completion of the Call to Order and the Roll Call taken, Assessor Wilhoite addressed the independent MBOE. In addition, a statement was read into the record by Deputy Assessor Andrea Wandell.

- III. Review and Approval of Minutes: Approval of Minutes from Wednesday July 22, 2026, Thursday July 23, 2026, and Monday July 27, 2026, Motion by John Green, second by Michael Milliner, unanimously approved.
- IV. Public Comment Period

V. Appeals:

8:30 AM

IDB
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 073 00 0 032.00
2800 Opryland Dr, Nashville TN 37214

At the request of the appellant, this appeal is hereby withdrawn.

IDB
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 073 00 0 034.00
2825 Opryland Dr, Nashville TN 37214

At the request of the appellant, this appeal is hereby withdrawn.

RHP Corporate Properties, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 073 00 0 035.00
2806 Opryland Dr, Nashville TN 37214

Motion to No Change the Total Value of \$3,404,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$3,088,000 and Improvement value of \$316,000.

Grand Ole Opry, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 073 00 0 036.00
600 Opry Mills Dr, Nashville TN 37214

Motion to No Change the Total Value of \$2,659,800, by John Green, second by Michael Milliner, unanimously approved. Land value of \$2,495,500 and Improvement value of \$164,300.

Grand Ole Opry, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 073 00 0 037.00
2804 Opryland Dr, Nashville TN 37214

Motion to No Change the Total Value of \$29,440,200, by John Green, second by Michael Milliner, unanimously approved. Land value of \$10,822,300 and Improvement value of \$18,617,900.

GSD River North LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 073 00 0 038.00
0 Opry Mills Dr, Nashville TN 37214

Motion to No Change the Total Land Value of \$512,100, by John Green, second by Michael Milliner, unanimously approved. Land value of \$512,100.

Opryland Attractions, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 073 00 0 039.00
577 Opry Mills Dr, Nashville TN 37214

Motion to Change the Total Value to \$5,783,200, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$4,295,400 and Improvement value reduced to \$1,487,800.

Opryland Attractions, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 073 00 0 046.00
0 Opry Mills Dr, Nashville TN 37214

Motion to No Change the Total Value of \$6,939,000, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$491,000 and Improvement value of \$6,448,000.

Hari OM Hospitality, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 04 0 037.00
100 French Landing Dr, Nashville TN 37228

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

L & D Hospitality, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 04 0 206.00
410 Dominican Dr, Nashville TN 37228

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

Metro, GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 04 0 264.00
301 Clay St, Nashville TN 37208

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

1212 9th Avenue North, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 081 16 0 263.00
1212 9th Ave N, Nashville TN 37208

Motion to No Change the Total Value of \$11,343,900, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$3,136,400 and Improvement value of \$8,207,500.

Nashville Hospitality Concepts, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 10 0 055.00
211 N 1st St, Nashville TN 37213

Motion to Change the Total Value to \$38,810,000, by John Green, second by Michael Milliner,
unanimously approved. Land value of \$15,855,800 and Improvement value reduced to \$22,954,200.

916 Main Street EN, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 12 0 315.00
916 Main St, Nashville TN 37206

Motion to Change the Total Value to \$6,700,000, by John Green, second by Michael Milliner, unanimously approved. Land value of \$1,306,800 and Improvement value reduced to \$5,393,200.

This concluded the 8:30 AM session. Motion to recess until the 1PM session, by John Green, second by Michael Milliner, unanimously approved, at 12:20 PM.

VI. Roll Call

Members present included: Mr. Scott Tyrone, Ms. Michele Trueba, and Ms. Deb Dawson. 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.

VII. Appeals:

1:00 PM

810 Jefferson Street, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 13 0 018.00
810 Jefferson St, Nashville TN 37208

Motion to Change the Total Value to \$6,743,600, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$3,480,400 and Improvement value reduced to \$3,263,200.

Parkway Associates, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 15 0 016.00
10 Interstate Dr, Nashville TN 37213

Motion to Change the Total Value to \$21,800,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$10,663,400 and Improvement value reduced to \$11,136,600.

819 Russell Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 16 0 103.00
819 Russell St, Nashville TN 37206

Motion to Change the Total Value to \$2,757,100, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$1,530,000 and Improvement value reduced to \$1,227,100.

819 Russell Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 082 16 0 104.00
901 Russell St, Nashville TN 37206

Motion to No Change the Total Value of \$1,442,900, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$1,411,200 and Improvement value of \$31,700.

1012 Main Street EN, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 083 09 0 131.00
1004 Forest Ave, Nashville TN 37206

Motion to No Change the Total Value of \$1,000,200, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$962,700 and Improvement value of \$37,500.

1012 Main Street EN, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 083 09 0 132.00
1012 Main St, Nashville TN 37206

Motion to Change the Total Value to \$5,679,800, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$2,744,300 and Improvement value reduced to \$2,935,500.

Concord WP COL Hermitage LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 086 00 0 168.00
1415 Princeton Pl, Hermitage TN 37076

Motion to Change the Total Value to \$6,011,100, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$742,200 and Improvement value reduced to \$5,268,900.

Arman Hospitality, Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 086 00 0 293.00
1414 Princeton Pl, Hermitage TN 37076

Motion to Change the Total Value to \$2,991,700, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$1,110,800 and Improvement value reduced to \$1,880,900.

Hermitage Partnership, GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 086 00 0 331.00
3910 Central Pike, Hermitage TN 37076

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

CNC Hotels, Incorporated
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 091 14 0 121.00
412 White Bridge Pl, Nashville TN 37209

Motion to No Change the Total Value of \$6,743,800, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$1,684,700 and Improvement value of \$5,059,100.

Pinnacle-Whitebridge Road, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 091 14 0 155.00
5620 Lenox Ave, Nashville TN 37209

Motion to Change the Total Value to \$11,085,000, by Michele Trueba, second by Scott Tyrone, unanimously approved. Land value of \$4,573,800 and Improvement value reduced to \$6,511,200.

804 14th Avenue North LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 04 0 372.00
804 14th Ave N, Nashville TN 37203

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

NF IV-VA Nashville, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 14 0C 001.00
4 City Blvd, Unit 101, Nashville TN 37209

Motion to Change the Total Value to \$29,225,000, by Scott Tyrone, second by Michele Treuba, unanimously approved. Land value of \$5,963,200 and Improvement value reduced to \$23,261,800.

Elliston Hospitality, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 15 0 168.00
2221 Elliston Pl, Nashville TN 37203

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

SAI RAM 009, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 16 0 439.00
50 Music Sq W, Nashville TN 37203

Motion to Change the Total Value to \$32,800,000, by Scott Tyrone, second by Michele Treuba, unanimously approved. Land value of \$5,889,300 and Improvement value reduced to \$26,910,700.

VIII. Adjournment

Motion to adjourn by Michele Trueba, second by Scott Tyrone, unanimously approved.

Meeting adjourned 3:45 PM.

ATTEST:

APPROVED:
