



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday August 24, 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. Alexa Backner, Mr. John Green, and Ms. Mia Parker. Also present were Danielle Hancock and Nathan Burton, with the Office of the Property Assessor. Breeze Dyerl with Ryan, LLC appeared on behalf of the property owners.

****NOTE**** Due to a lack of quorum on Monday August 24, 2026, these appeals were heard on Wednesday August 26, 2026 at 1PM. Mr. Breeze Dyer telephoned in from his office with Ryan, LLC, as he drove up on Monday, completed and provided work ups for the appeals, but due to the independent MBOE not obtaining a quorum, the opinion from Metro Legal was that Mr. Dyer could call in for these appeals, as they are all agreed upon by both parties.

- VII. Review and Approval of Minutes:

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

VIII. Appeals:

1:00 PM

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 034 14 0A 007.00
1500 Stoney River Ln, Madison TN 37115

Motion to Change the Total value to \$451,200, by John Green, second by Mia Parker,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$371,200.

Progress Nashville, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 034 14 0A 023.00
757 Maylene Dr, Madison TN 37115

Motion to Change the Total value to \$421,200, by John Green, second by Mia Parker,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$341,200.

MCH SFR Property Owner 2, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 052 04 0C 012.00
1853 Pallas Dr, Madison TN 37115

Motion to Change the Total value to \$356,800, by John Green, second by Mia Parker,
unanimously approved. Land value of \$66,000 and Improvement value reduced to \$290,800.

George Alexander Malina
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 052 13 0B 086.00
1200 Alandee St, Nashville TN 37214

At the request of the appellant, this appeal is hereby withdrawn.

MCH SFR Property Owner 3, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 053 14 0A 026.00
1617 Comanche Run, Madison TN 37115

Motion to Change the Total value to \$368,300, by John Green, second by Mia Parker,
unanimously approved. Land value of \$73,000 and Improvement value reduced to \$295,300.

MCH SFR Property Owner 2, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 064 16 0D 204.00
2913 Summer Hollow Ct, Hermitage TN 37076

Motion to Change the Total value to \$383,500, by John Green, second by Mia Parker,
unanimously approved. Land value of \$78,000 and Improvement value reduced to \$305,500.

MCH SFR Property Owner 2, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 133 12 0 224.00
3912 Scotwood Dr, Nashville TN 37211

Motion to Change the Total value to \$361,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$285,000.

MCH SFR Property Owner 4, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 135 10 0C 127.00
3201 Grace Crest Pt, Nashville TN 37217

Motion to Change the Total value to \$393,900, by John Green, second by Mia Parker,
unanimously approved. Land value of \$72,000 and Improvement value reduced to \$321,900.

MCH SFR Property Owner 3, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 136 05 0A 095.00
3225 Demetros Ct, Nashville TN 37217

Motion to Change the Total value to \$401,800, by John Green, second by Mia Parker,
unanimously approved. Land value of \$89,100 and Improvement value reduced to \$312,700.

MCH SFR Property Owner 2, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 136 06 0 123.00
3510 Wood Bridge Dr, Nashville TN 37217

Motion to Change the Total value to \$373,500, by John Green, second by Mia Parker,
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$297,500.

MCH SFR Property Owner 2, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 149 04 0 195.00
2636 Ravine Dr, Nashville TN 37217

Motion to Change the Total value to \$354,900, by John Green, second by Mia Parker,
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$278,900.

MCH SFR Property Owner Owner 2, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 150 03 0 098.00
3309 Country Way Rd, Antioch TN 37013

Motion to Change the Total value to \$332,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$72,000 and Improvement value reduced to \$260,000.

MCH SFR Property Owner 4 LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 163 02 0 060.00
4413 Winton Dr, Antioch TN 37013

Motion to Change the Total value to \$379,700, by John Green, second by Mia Parker,
unanimously approved. Land value of \$78,000 and Improvement value reduced to \$301,700.

Residential Home Buyer Nashville, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 172 03 0B 039.00
636 Magnolia Ln, Nashville TN 37211

Motion to Change the Total value to \$539,800, by John Green, second by Mia Parker,
unanimously approved. Land value of \$106,500 and Improvement value reduced to \$433,300.

Residential Home Buyer Nashville, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 172 12 0B 252.00
717 Winter Ct, Nashville TN 37211

Motion to Change the Total value to \$454,600, by John Green, second by Mia Parker,
unanimously approved. Land value of \$100,000 and Improvement value reduced to \$354,600.

Residential Home Buyer Nashville, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 176 02 0 032.00
5040 Trailwater Dr, Antioch TN 37013

Motion to Change the Total value to \$326,100, by John Green, second by Mia Parker,
unanimously approved. Land value of \$65,000 and Improvement value reduced to \$261,100.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 034 14 0A 033.00
724 Maylene Dr, Madison TN 37115

Motion to Change the Total value to \$455,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$375,000.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 043 06 0A 008.00
704 Ellie Dr, Madison TN 37115

Motion to Change the Total value to \$455,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$110,500 and Improvement value reduced to \$344,500.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 043 06 0A 017.00
709 Ellie Dr, Madison TN 37115

Motion to Change the Total value to \$459,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$110,500 and Improvement value reduced to \$348,500.

True North Property Owner B, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 043 06 0A 026.00
513 Sarver Ave, Madison TN 37115

Motion to Change the Total value to \$445,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$110,500 and Improvement value reduced to \$334,500.

Yamasa Co LTD
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 050 03 0B 029.00
1056 Mulberry Way, Nashville TN 37207

Motion to Change the Total value to \$342,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$75,000 and Improvement value reduced to \$267,000.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 052 13 0B 305.00
1205 Alandee St, Nashville TN 37214

Motion to Change the Total value to \$427,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$61,000 and Improvement value reduced to \$366,000.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 052 13 0B 310.00
1225 Alandee St, Nashville TN 37214

Motion to Change the Total value to \$427,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$61,000 and Improvement value reduced to \$366,000.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 053 09 0B 100.00
1732 Cumberland Station Blvd, Madison TN 37115

Motion to Change the Total value to \$354,900, by John Green, second by Mia Parker,
unanimously approved. Land value of \$79,000 and Improvement value reduced to \$275,900.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 053 09 0B 218.00
1144 Pawnee Trl, Madison TN 37115

Motion to Change the Total value to \$363,900, by John Green, second by Mia Parker,
unanimously approved. Land value of \$79,000 and Improvement value reduced to \$284,900.

MCH SFR Property Owner 1B LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 059 15 0A 131.00
925 Bordeaux Pl, Nashville TN 37207

Motion to Change the Total value to \$467,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$88,500 and Improvement value reduced to \$378,500.

MCH SFR Property Owner 4, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 086 07 0 064.00
108 Jacksons Retreat Ct, Hermitage TN 37076

Motion to Change the Total value to \$350,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$270,000.

MCH SFR Property Owner 3, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 096 11 0 169.00
606 Waxhaw Dr, Nashville TN 37214

Motion to Change the Total value to \$420,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$82,000 and Improvement value reduced to \$338,000.

Residential Home Buyer Nashville, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 108 04 0A 075.00
205 Fitzpatrick Pl, Nashville TN 37214

Motion to Change the Total value to \$437,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$357,000.

MCH SFR Property Owner 2, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 136 05 0A 128.00
3324 Tinney Pl, Nashville TN 37217

Motion to Change the Total value to \$415,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$89,100 and Improvement value reduced to \$325,900.

MCH SFR Property Owner 4, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 149 01 0B 040.00
608 Cavendish Ct, Antioch TN 37013

Motion to Change the Total value to \$370,000, by John Green, second by Mia Parker,
unanimously approved. Land value of \$90,000 and Improvement value reduced to \$280,000.

MCH SFR Property Owner 1 LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 172 12 0b 059.00
2324 Peak Hill Cv, Nashville TN 37211

Motion to Change the Total value to \$459,400, by John Green, second by Mia Parker,
unanimously approved. Land value of \$100,000 and Improvement value reduced to \$359,400.

IX. Adjournment

Motion to adjourn by John Green, second by Mia Parker, unanimously approved.

Meeting adjourned 1:25 PM.

ATTEST:

APPROVED:
