



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday September 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
- 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. Bruce Pierce, and Ms. Deb Dawson. Also present were Herman Ruben and Nathan Burton, with the Office of the Property Assessor. Breeze Dyer with Ryan, LLC appeared on behalf of the property owners.

- VII. Review and Approval of Minutes: Approval of Minutes from Tuesday September 1, 2026, Motion by Alexa Backner, second by Bruce Pierce, unanimously approved.

VIII. Appeals:

1:00 PM

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 064 16 0D 138.00
2300 Crescent Valley Pl, Hermitage TN 37076

Motion to Change the Total value to \$391,100, by Bruce Pierce, second by Alexa Backner, unanimously approved. Land value of \$78,000 and Improvement value reduced to \$313,100.

Yamasa Co., LTD
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 064 16 0D 166.00
2417 Pleasant Springs Ln, Hermitage TN 37076

Motion to Change the Total value to \$385,100, by Bruce Pierce, second by Alexa Backner, unanimously approved. Land value of \$78,000 and Improvement value reduced to \$307,100.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 064 16 0D 205.00
2909 Summer Hollow Ct, Hermitage TN 37076

Motion to Change the Total value to \$375,900, by Bruce Pierce, second by Alexa Backner, unanimously approved. Land value of \$78,000 and Improvement value reduced to \$297,900.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 064 16 0D 211.00
2812 Summer Hollow Ln, Hermitage TN 37076

Motion to Change the Total value to \$389,000, by Bruce Pierce, second by Alexa Backner, unanimously approved. Land value of \$78,000 and Improvement value reduced to \$311,000.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 075 11 0A 008.00
1105 Andrew Donelson Dr, Hermitage TN 37076

Motion to Change the Total value to \$445,400, by Bruce Pierce, second by Alexa Backner, unanimously approved. Land value of \$87,000 and Improvement value reduced to \$358,400.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 075 11 0A 069.00
1424 Stoner Rdg, Hermitage TN 37076

Motion to Change the Total value to \$457,000, by Bruce Pierce, second by Alexa Backner, unanimously approved. Land value of \$87,000 and Improvement value reduced to \$370,000.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 075 11 0A 121.00
201 Laffite Cv, Hermitage TN 37076

Motion to Change the Total value to \$438,600, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$87,000 and Improvement value reduced to \$351,600.

Yamasa Co., LTD
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 141 07 0B 028.00
109 Ryan Ct, Nashville TN 37221

Motion to Change the Total value to \$411,700, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$88,500 and Improvement value reduced to \$323,200.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 141 07 0B 089.00
704 Somerset Farms Ct, Nashville TN 37221

Motion to Change the Total value to \$436,800, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$88,500 and Improvement value reduced to \$348,300.

Yamasa Co., LTD
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 062 02 0A 323.00
3125 Barksdale Harbor Dr, Nashville TN 37214

Motion to Change the Total value to \$395,000, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$73,000 and Improvement value reduced to \$322,000.

Yamasa Co., LTD
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 062 02 0B 182.00
4143 Longfellow Dr, Nashville TN 37214

Motion to Change the Total value to \$400,000, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$87,000 and Improvement value reduced to \$313,000.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 087 01 0A 129.00
3561 Glenfalls Dr, Hermitage TN 37076

Motion to Change the Total value to \$369,000, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$70,000 and Improvement value reduced to \$299,000.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 087 05 0A 057.00
5948 Colchester Dr, Hermitage TN 37076

Motion to Change the Total value to \$346,500, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$270,500.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 086 07 0 113.00
1228 Jacksons Hill Rd, Hermitage TN 37076

Motion to Change the Total value to \$365,700, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$285,700.

Olympus Borrower 1, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 086 07 0 182.00
1616 Robards Way, Hermitage TN 37076

Motion to Change the Total value to \$456,900, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$80,000 and Improvement value reduced to \$376,900.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 064 16 0D 052.00
1704 Stone Hollow Ct, Hermitage TN 37076

Motion to Change the Total value to \$386,100, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$78,000 and Improvement value reduced to \$308,100.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 064 16 0D 074.00
1853 Brookmeadow Ln, Hermitage TN 37076

Motion to Change the Total value to \$367,800, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$78,000 and Improvement value reduced to \$289,800.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 064 16 0D 076.00
1845 Brookmeadow Ln, Hermitage TN 37076

Motion to Change the Total value to \$389,000, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$78,000 and Improvement value reduced to \$311,000.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 064 16 0D 099.00
1894 Brookmeadow Ln, Hermitage TN 37076

Motion to Change the Total value to \$378,000, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$78,000 and Improvement value reduced to \$300,000.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 064 16 0D 136.00
2205 Crescent Valley Ln, Hermitage TN 37076

Motion to Change the Total value to \$374,400, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$78,000 and Improvement value reduced to \$296,400.

Progress Residential Borrower 5
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 087 05 0A 150.00
4039 Farmingham Woods Dr, Hermitage TN 37076

Motion to Change the Total value to \$351,700, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$275,700.

Christiana Trust
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 091 09 0 154.00
559 Stevenson St, Nashville TN 37209

Motion to Change the Total value to \$394,000, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$300,000 and Improvement value reduced to \$94,000.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 131 06 0C 032.00
910 Huntington Cir, Nashville TN 37215

Motion to Change the Total value to \$855,300, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$170,000 and Improvement value reduced to \$685,300.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 149 02 0 113.00
2214 Oak Barrel Ln, Antioch TN 37013

Motion to Change the Total value to \$416,000, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$85,000 and Improvement value reduced to \$331,000.

Yamasa Co., LTD
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 149 03 0A 016.00
1404 Clapham Ct, Antioch TN 37013

Motion to Change the Total value to \$333,900, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$85,000 and Improvement value reduced to \$248,900.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 149 03 0A 086.00
2649 Oak Forest Dr, Antioch TN 37013

Motion to Change the Total value to \$411,200, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$85,000 and Improvement value reduced to \$326,200.

Yamasa Co., LTD
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 149 03 0A 093.00
2941 Split Oak Trl, Antioch TN 37013

Motion to Change the Total value to \$386,400, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$85,000 and Improvement value reduced to \$301,400.

Progress Residential Borrower
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 149 06 0 109.00
2541 Treetop Dr, Antioch TN 37013

Motion to Change the Total value to \$389,400, by Bruce Pierce, second by Alexa Backner,
unanimously approved. Land value of \$93,500 and Improvement value reduced to \$295,900.

IX. Adjournment

Motion to adjourn by Alexa Backner, second by Bruce Pierce, unanimously approved.

Meeting adjourned 1:25 PM.

ATTEST:

APPROVED:
