



## **MINUTES**

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

**Monday October 5, 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. Alexa Backner, Mr. John Green, 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 Monday September 28, 2026, Tuesday September 29, and Wednesday September 30, 2026, Motion by John Green, second by Alexa Backner, unanimously approved.

VIII. Appeals:

1:00 PM

Progress Residential Borrower 3, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 149 06 0 158.00  
2588 Johnson Ridge Rd, Antioch TN 37013

Motion to Change the Total value to \$376,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$85,000 and Improvement value reduced to \$291,000.

Progress Residential Borrower 13, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 149 07 0A 030.00  
777 Dover Glen Dr, Antioch TN 37013

Motion to Change the Total value to \$328,900, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$85,000 and Improvement value reduced to \$243,900.

Progress Residential Borrower 1, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 149 07 0C 021.00  
852 Dover Glen Dr, Antioch TN 37013

Motion to Change the Total value to \$348,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$85,000 and Improvement value reduced to \$263,000.

Progress Residential Borrower 20, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 150 02 0 147.00  
747 Lake Terrace Dr, Nashville TN 37217

Motion to Change the Total value to \$285,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$52,000 and Improvement value reduced to \$233,000.

Progress Residential Borrower 2, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 150 12 0C 006.00  
3525 Mt View Ridge Dr, Antioch TN 37013

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

Progress Residential Borrower 14, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 150 12 0C 023.00  
3528 Mt View Ridge Dr, Antioch TN 37013

Motion to Change the Total value to \$460,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$384,000.

Progress Residential Borrower 14, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 150 12 0C 051.00  
3569 Mt View Ridge Dr, Antioch TN 37013

Motion to Change the Total value to \$400,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$324,000.

Progress Residential Borrower 14, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 150 12 0C 053.00  
3568 Mt View Ridge Dr, Antioch TN 37013

Motion to Change the Total value to \$434,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$358,000.

Progress Residential Borrower 4, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 150 14 0A 012.00  
4029 Calumet Dr, Antioch TN 37013

Motion to Change the Total value to \$331,100, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$71,000 and Improvement value reduced to \$260,100.

Yamasa Co., LTD  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 150 14 0A 057.00  
3925 Calumet Dr, Antioch TN 37013

Motion to Change the Total value to \$337,600, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$71,000 and Improvement value reduced to \$266,600.

Progress Residential Borrower 6, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 150 14 0A 092.00  
4136 Pleasant Colony Dr, Antioch TN 37013

Motion to Change the Total value to \$333,300, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$71,000 and Improvement value reduced to \$262,300.

Progress Residential Borrower 3, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0A 006.00  
4300 Cambridge Dr, Antioch TN 37013

Motion to Change the Total value to \$469,800, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$79,800 and Improvement value reduced to \$390,000.

Progress Residential Borrower 4, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0A 024.00  
6333 Paddington Way, Antioch TN 37013

Motion to Change the Total value to \$470,800, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$79,800 and Improvement value reduced to \$391,000.

Home SFR Borrower IV, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 150 11 0 038.00  
3237 Town Village Rd, Antioch TN 37013

Motion to Change the Total value to \$346,300, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$72,000 and Improvement value reduced to \$274,300.

Progress Residential Borrower 9, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0A 105.00  
6537 Arvington Way, Antioch TN 37013

Motion to Change the Total value to \$449,100, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$79,800 and Improvement value reduced to \$369,300.

Yamasa Co., LTD  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0A 143.00  
6440 Paddington Way, Antioch TN 37013

Motion to Change the Total value to \$331,900, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$79,800 and Improvement value reduced to \$252,100.

Progress Residential Borrower 6, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0B 027.00  
5240 Sunsail Dr, Antioch TN 37013

Motion to Change the Total value to \$370,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$85,500 and Improvement value reduced to \$284,500.

Progress Residential Borrower 14, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0B 032.00  
5220 Sunsail Dr, Antioch TN 37013

Motion to Change the Total value to \$355,800, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$85,500 and Improvement value reduced to \$270,300.

Progress Residential Borrower 14, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0B 085.00  
5069 Smith Springs Pkwy, Antioch TN 37013

Motion to Change the Total value to \$378,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$85,500 and Improvement value reduced to \$292,500.

Progress Residential Borrower 11, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0B 103.00  
5089 Smith Springs Pkwy, Antioch TN 37013

Motion to Change the Total value to \$378,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$85,500 and Improvement value reduced to \$292,500.

Progress Residential Borrower 2, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0B 121.00  
5064 Smith Springs Pkwy, Antioch TN 37013

Motion to Change the Total value to \$378,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$85,500 and Improvement value reduced to \$292,500.

Progress Residential Borrower 6, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0B 183.00  
5144 Sunsail Dr, Antioch TN 37013

Motion to Change the Total value to \$378,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$85,500 and Improvement value reduced to \$292,500.

Progress Residential Borrower 21, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0B 207.00  
5509 Dory Dr, Antioch TN 37013

Motion to Change the Total value to \$381,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$85,500 and Improvement value reduced to \$295,500.

Progress Residential Borrower 3, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 09 0B 223.00  
5328 Skip Jack Dr, Antioch TN 37013

Motion to Change the Total value to \$381,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$85,500 and Improvement value reduced to \$295,500.

Progress Residential Borrower 11, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 151 10 0A 007.00  
7524 W Winchester Dr, Antioch TN 37013

Motion to Change the Total value to \$309,200, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$66,700 and Improvement value reduced to \$242,500.

Progress Residential Borrower 3, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 161 10 0A 040.00  
5340 Village Way, Nashville TN 37211

Motion to Change the Total value to \$429,800, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$93,000 and Improvement value reduced to \$336,800.

Yamasa Co., LTD  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 162 11 0 029.00  
705 Yoest Cir, Antioch TN 37013

Motion to Change the Total value to \$330,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$69,000 and Improvement value reduced to \$261,000.

Yamasa Co., LTD  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 163 01 0 045.00  
4116 Highlander Ct, Antioch TN 37013

Motion to Change the Total value to \$395,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$78,000 and Improvement value reduced to \$317,000.

Progress Residential Borrower 13, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 164 07 0A 058.00  
1553 Rockglade Run, Antioch TN 37013

Motion to Change the Total value to \$415,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$339,000.

Progress Residential Borrower 11, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 164 07 0A 061.00  
1560 Rockglade Run, Nashville TN 37211

Motion to Change the Total value to \$339,100, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$263,100.

Progress Residential Borrower 3, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 164 07 0A 122.00  
1905 Brookshine Prt, Antioch TN 37013

Motion to Change the Total value to \$415,000, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$339,000.

Progress Residential Borrower 14, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 164 07 0A 125.00  
1921 Brookshine Prt, Antioch TN 37013

Motion to Change the Total value to \$409,500, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$333,500.

Progress Residential Borrower 3, LLC  
Breeze Dyer with Ryan, LLC, appeared  
Parcel ID 164 07 0A 126.00  
1925 Brookshine Prt, Antioch TN 37013

Motion to Change the Total value to \$409,500, by John Green, second by Alexa Backner,  
unanimously approved. Land value of \$76,000 and Improvement value reduced to \$333,500.

IX. Adjournment

Motion to adjourn by John Green, second by Alexa Backner, unanimously approved.

Meeting adjourned 1:55 PM.

**ATTEST:**

**APPROVED:**

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