



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday October 21, 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. John Green, Ms. Deb Dawson , and Mr. Bruce Pierce. Also, present were Danielle Hancock and Andrea Wandell, with the Office of the Property Assessor. Richard Hunt with Evans and Petree appeared on behalf of the property owners.

III. Review and Approval of Minutes:

IV. New Business:

V. Public Comment Period

VI. Appeals:

8:30 AM

Robert A. Keenan (LE) & DKT&R Investors
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 119 09 0 005.00
2639 Grandview Ave, Nashville TN 37211

Motion to Change the Total Value to \$2,325,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,311,400 and Improvement value reduced to \$1,013,600.

TCE 2025 Exempt IRREV Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 119 09 0 020.00
2711 Landers Ave, Nashville TN 37211

Motion to No Change the Total Value of \$1,138,600, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$740,000 and Improvement value of \$398,600.

RCH Strategic Realty Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 119 09 0 215.00
527 Thompson Ln, Nashville TN 37211

Motion to Change the Total Value to \$4,500,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$3,540,100 and Improvement value reduced to \$959,900.

RCH Strategic Realty Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 119 09 0 386.00
0 Seaboard Dr, Nashville TN 37211

Motion to No Change the Total Value of \$1,045,600, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$698,600 and Improvement value of \$347,000.

HM 523 Thomspson Lane LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 119 09 0 216.00
523 Thompson Ln, Nashville TN 37211

Motion to Change the Total Value to \$6,274,800, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,630,900 and Improvement value reduced to \$4,643,900.

HM 523 Thomspson Lane LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 119 09 0 224.00
2917 Harlin Dr, Nashville TN 37211

Motion to Change the Total Value to \$467,800, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$418,200 and Improvement value reduced to \$49,600.

HM 523 Thomspson Lane LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 119 09 0 225.00
2919 Harlin Dr, Nashville TN 37211

Motion to Change the Total Value to \$557,400, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$501,800 and Improvement value reduced to \$55,600.

Hamilton Creek Development Company, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 121 00 0 152.00
2737 Couchville Pike , Nashville TN 37217

Motion to Change the Total Value to \$58,817,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$2,181,900 and Improvement value reduced to \$56,635,100.

Airpark Holdings GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 121 00 0 174.00
2793 Couchville Pike , Nashville TN 37217

Motion to Change the Total Land Value to \$403,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value reduced to \$403,000.

Airpark Holdings GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 121 00 0 277.00
801 Airpark Commerce Dr , Nashville TN 37217

Motion to Change the Total Value to \$25,061,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$2,550,000 and Improvement value reduced to \$22,511,000.

Airpark Holdings GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 121 00 0 278.00
0 Ned Shelton Rd , Nashville TN 37207

Motion to Change the Total Land Value to \$153,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value reduced to \$153,000.

Duke Secured Financing 2009-UNM, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 121 11 0A 002.00
800 Airpark Commerce Dr, Nashville TN 37217

Motion to No Change the Total Value of \$14,243,400, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$1,183,200 and Improvement value of \$13,060,200.

Miss Kitty's Bed & Bath, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 132 07 0 061.00
4308 Kenilwood Dr , Nashville TN 37204

Motion to Change the Total Value to \$1,880,000, by Bruce Pierce, second by John Green,
unanimously approved. Land value of \$1,078,100 and Improvement value reduced to \$801,900.

1232 Antioch Realty, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 134 00 0 117.00
1226 Antioch Pike , Nashville TN 37211

Motion to Change the Total Value to \$10,178,200, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$3,229,500 and Improvement value reduced to \$6,948,700

1232 Antioch Realty, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 134 00 0 280.00
1232 Antioch Pike , Nashville TN 37211

Motion to Change the Total Land Value to \$1,430,800, by John Green, second by Bruce Pierce,
unanimously approved. Land value reduced to \$1,430,800

This concluded the 8:30 AM session. Motion to recess until 1PM, by John Green, second by Bruce Pierce,
unanimously approved at 10:06 AM.

VII. Roll Call

Members present included: Ms. Mia Parker, Ms. Alexa Backner, and Mr. Scott Tyrone. Also, present were
Danielle Hancock and Andrea Wandell, with the Office of the Property Assessor. Richard Hunt with Evans
and Petree appeared on behalf of the property owners.

VIII. Appeals:

1:00 PM

First Tennessee Bank National ASSN.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 070 16 0 038.00
2110 Rosa L Parks Blvd, Nashville TN 37228

Motion to Change the Total Value to \$2,753,000, by Scott Tyrone, second by Mia Parker,
unanimously approved. Land value of \$1,819,100 and Improvement value reduced to \$933,900.

Newco ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 1 055.00
217 4th Ave N, Nashville TN 37219

Motion to continue this parcel until November 4, 2026, at 1:00 PM, Motion by Mia Parker, second by
Scott Tyrone, unanimously approved.

Greene County Bank
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 095 04 0 185.00
2621 Lebanon Pike, Nashville TN 37214

Motion to Change the Total Value to \$1,100,000, by Scott Tyrone, second by Mia Parker,
unanimously approved. Land value of \$603,800 and Improvement value reduced to \$496,200.

GTOM GH-1, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 066.00
3811 Hillsboro Pike, Nashville TN 37215

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

Hillsboro Plaza Retail Partners III, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 162.00
3902 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$6,483,700, by Mia Parker, second by Scott Tyrone,
unanimously approved. Land value of \$4,120,800 and Improvement value of \$2,362,900.

Abbott Martin Real Estate Partners I
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 175.00
2115 Abbott Martin Rd, Nashville TN 37215

Motion to Change the Total Value to \$6,281,000, by Scott Tyrone, second by Mia Parker,
unanimously approved. Land value reduced to \$6,280,000 and Improvement value reduced to \$1,000.

Prologis-Exchange
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 133 09 0 014.00
0 McNally Dr, Nashville TN 37211

Motion to Change the Total Land Value to \$30,200, by Scott Tyrone, second by Mia Parker,
unanimously approved. Land value reduced to \$30,200.

Prologis-Exchange
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 133 10 0 023.00
405-B McNally Dr, Nashville TN 37211

Motion to Change the Total Value to \$1,663,800, by Scott Tyrone, second by Mia Parker,
unanimously approved. Land value of \$1,629,100 and Improvement value reduced to \$34,700.

Prologis-Exchange
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 133 10 0 036.00
421 McNally Dr, Nashville TN 37211

Motion to Change the Total Value to \$23,433,200, by Scott Tyrone, second by Mia Parker,
unanimously approved. Land value of \$6,594,100 and Improvement value reduced to \$16,839,100.

Prologis-Exchange
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 133 10 0 037.00
431 McNally Dr, Nashville TN 37211

Motion to Change the Total Value to \$6,552,800, by Scott Tyrone, second by Mia Parker,
unanimously approved. Land value of \$1,568,200 and Improvement value reduced to \$4,984,600.

Kurt Richards & Brandi Richards
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 134 00 0 118.00
1234 Antioch Pike, Nashville TN 37211

Motion to Change the Total Value to \$1,350,500, by Mia Parker, second by Scott Tyrone,
unanimously approved. Land value of \$383,300 and Improvement value reduced to \$967,200.

3282 Ezell Pike Partners
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 134 00 0 130.00
3282 Ezell Pike, Nashville TN 37211

Motion to No Change the Total Value of \$2,235,700, by Mia Parker, second by Scott Tyrone,
unanimously approved. Land value of \$1,207,100 and Improvement value of \$1,028,600.

Vinayak Hospitality, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 134 00 0 259.00
425 Metroplex Dr, Nashville TN 37211

Motion to Change the Total Value to \$1,177,100, by Scott Tyrone, second by Mia Parker,
unanimously approved. Land value reduced to \$1,176,100 and Improvement value reduced to \$1,000.

Edward Ivy
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 148 00 0 296.00
1506 Antioch Pike, Antioch TN 37013

Motion to No Change the Total Value of \$10,164,700, by Mia Parker, second by Scott Tyrone,
unanimously approved. Land value of \$2,352,200 and Improvement value of \$7,812,500.

SAFSTOR Old Hickory, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 162 00 0 076.00
14975 Old Hickory Blvd, Nashville TN 37211

Motion to Change the Total Value to \$10,760,000, by Mia Parker, second by Scott Tyrone,
unanimously approved. Land value of \$4,202,700 and Improvement value reduced to \$6,557,300.

IX. Adjournment

Motion to adjourn by Mia Parker, second by Scott Tyrone, unanimously approved.

Meeting adjourned 3:15 PM.

ATTEST:

APPROVED:
