MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday October 27, 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. 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 Thursday October 1, 2026, Monday October 5, 2026, Monday October 19, 2026, and Tuesday October 20, 2026, Motion by John Green, second by Alexa Backner, unanimously approved.

VIII. Appeals:

1:00 PM

Olympus Borrower 1, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 172 08 0A 060.00
903 Retriever Pl, Antioch TN 37013

Motion to Change the Total value to $442,200, by John Green, second by Alexa Backner, unanimously approved. Land value of $76,000 and Improvement value reduced to $366,200.

Progress Residential Borrower 11, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 172 12 0B 219.00
608 Cobble Ct, Nashville TN 37211

Motion to Change the Total value to $416,300, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value reduced to $316,300.

Progress Residential Borrower 6, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 173 04 0A 238.00
4820 Aaron Dr, Antioch TN 37013

Motion to Change the Total value to $457,100, by John Green, second by Alexa Backner, unanimously approved. Land value of $84,000 and Improvement value reduced to $373,100.

Yamasa Co., LTD
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 173 15 0A 038.00
1241 Bending Creek Dr, Antioch TN 37013

Motion to Change the Total value to $419,700, by John Green, second by Alexa Backner, unanimously approved. Land value of $83,800 and Improvement value reduced to $335,900.

Progress Residential Borrower 6, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 164 07 0A 225.00
792 Harvest Grove Dr, 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 08 0C 096.00
3841 Swan Ridge Dr, Antioch TN 37013

Motion to Change the Total value to $422,500, by John Green, second by Alexa Backner, unanimously approved. Land value of $80,800 and Improvement value reduced to $341,700.

Progress Residential Borrower 3, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 164 10 0A 106.00
4057 Pineorchard Pl, Antioch TN 37013

Motion to Change the Total value to $389,600, by John Green, second by Alexa Backner, unanimously approved. Land value of $85,000 and Improvement value reduced to $304,600.

Progress Residential Borrower 1, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 164 10 0A 407.00
4509 Sandpiper Ln, Antioch TN 37013

Motion to Change the Total value to $416,800, by John Green, second by Alexa Backner, unanimously approved. Land value of $85,000 and Improvement value reduced to $331,800.

Progress Residential Borrower 3, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 164 13 0 015.00
3524 Longhaven Xing, Antioch TN 37013

Motion to Change the Total value to $379,100, by John Green, second by Alexa Backner, unanimously approved. Land value of $78,000 and Improvement value reduced to $301,100.

Progress Residential Borrower 3, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 164 13 0 047.00
5712 Cedar Ash Xing, Antioch TN 37013

Motion to Change the Total value to $365,200, by John Green, second by Alexa Backner, unanimously approved. Land value of $78,000 and Improvement value reduced to $287,200.

Progress Residential Borrower 25, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 164 13 0 146.00
6013 Monroe Xing, Antioch TN 37013

Motion to Change the Total value to $403,600, by John Green, second by Alexa Backner, unanimously approved. Land value of $78,000 and Improvement value reduced to $325,600.

Progress Residential Borrower 12, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 164 13 0A 068.00
509 Goldroom Way, Antioch TN 37013

Motion to Change the Total value to $410,000, by John Green, second by Alexa Backner, unanimously approved. Land value of $80,000 and Improvement value reduced to $330,000.

Progress Residential Borrower 6, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 174 11 0A 173.00
2145 Camille Dr, Antioch TN 37013

Motion to Change the Total value to $382,100, by John Green, second by Alexa Backner, unanimously approved. Land value of $86,000 and Improvement value reduced to $296,100.

Progress Residential Borrower 14, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 174 11 0A 199.00
2536 Kanlow Dr, Antioch TN 37013

Motion to Change the Total value to $475,000, by John Green, second by Alexa Backner, unanimously approved. Land value of $86,000 and Improvement value reduced to $389,000.

Progress Residential Borrower 14, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 174 11 0A 390.00
3117 Skinner Dr, Antioch TN 37013

Motion to Change the Total value to $358,600, by John Green, second by Alexa Backner, unanimously approved. Land value of $86,000 and Improvement value reduced to $272,600.

Progress Residential Borrower 14, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 174 11 0A 457.00
3148 Skinner Dr, Antioch TN 37013

Motion to Change the Total value to $453,700, by John Green, second by Alexa Backner, unanimously approved. Land value of $86,000 and Improvement value reduced to $367,700.

Progress Residential Borrower 3, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 174 11 0A 494.00
1765 Elijah Ryan Dr, Antioch TN 37013

Motion to Change the Total value to $439,900, by John Green, second by Alexa Backner, unanimously approved. Land value of $86,000 and Improvement value reduced to $353,900.

Progress Residential Borrower 16, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 176 01 0A 097.00
7017 Hickory Pass Ln, Antioch TN 37013

Motion to Change the Total value to $449,200, by John Green, second by Alexa Backner, unanimously approved. Land value of $80,000 and Improvement value reduced to $369,200.

Progress Residential Borrower 20, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 176 02 0 044.00
1529 Water Oak Ct, Antioch TN 37013

Motion to Change the Total value to $393,100, by John Green, second by Alexa Backner, unanimously approved. Land value of $65,000 and Improvement value reduced to $328,100.

SFR JV-2 2022-2 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 026 02 0 016.00
515 Hanover Ct, Goodlettsville TN 37072

Motion to Change the Total value to $514,000, by John Green, second by Alexa Backner, unanimously approved. Land value of $80,000 and Improvement value reduced to $434,000.

Mile High TL Borrower 1 (Income), LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 050 03 0B 177.00
1819 Apple Valley Cir, Nashville TN 37207

Motion to Change the Total value to $372,900, by John Green, second by Alexa Backner, unanimously approved. Land value of $75,000 and Improvement value reduced to $297,900.

Mile High TL Borrower 1 (Income), LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 108 04 0A 133.00
1171 Fitzpatrick Rd, Nashville TN 37214

Motion to Change the Total value to $451,900, by John Green, second by Alexa Backner, unanimously approved. Land value of $80,000 and Improvement value reduced to $371,900.

Pass Community Property Trust
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 082 07 0 383.00
705 Lischey Ave, Nashville TN 37207

Motion to Change the Total value to $540,600, by John Green, second by Alexa Backner, unanimously approved. Land value of $390,000 and Improvement value reduced to $150,600.

Pass Community Property Trust
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 082 07 0 389.00
717 Lischey Ave, Nashville TN 37207

Motion to Change the Total value to $434,100, by John Green, second by Alexa Backner, unanimously approved. Land value of $390,000 and Improvement value reduced to $44,100.

Pass Community Property Trust
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 133 06 0 093.00
3617 Floral Dr, Nashville TN 37211

Motion to Change the Total value to $360,000, by John Green, second by Alexa Backner, unanimously approved. Land value of $140,000 and Improvement value reduced to $220,000.

IX. Adjournment

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

Meeting adjourned 1:30 PM.

ATTEST: **APPROVED:**

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