MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday October 28, 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 scheduled for today were heard at the 1PM session on Tuesday October 27, 2026..

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:

VIII. Appeals:

1:00 PM

SFR JV-2 2024-2 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 075 11 0A 114.00
4223 Rachel Donelson Pass, Hermitage TN 37076

Motion to Change the Total value to $440,000, by John Green, second by Alexa Backner, unanimously approved. Land value of $87,000 and Improvement value reduced to $353,000.

SFR JV-HD 2024-1 Borrower LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 086 12 0E 237.00
1331 Carriage Park Dr, Hermitage TN 37076

Motion to No Change the Total value of $487,100, by John Green, second by Alexa Backner, unanimously approved. Land value of $76,000 and Improvement value of $411,100.

SFR JV-HD 2024-1 Borrower LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 086 12 0E 238.00
1333 Carriage Park Dr, Hermitage TN 37076

Motion to No Change the Total value of $395,500, by John Green, second by Alexa Backner, unanimously approved. Land value of $76,000 and Improvement value of $319,500.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 001.00
1248 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $604,800, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $504,800.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 002.00
1246 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $612,000, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $512,000.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 003.00
1244 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $604,800, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $504,800.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 004.00
1242 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $612,000, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $512,000.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 016.00
1214 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $578,700, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $478,700.

Upward America Southeast Property Owner, LP
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 092 09 3S 001.00
428 38th Ave N, Unit 1, Nashville TN 37209

Motion to No Change the Total value of $555,500, by John Green, second by Alexa Backner, unanimously approved. Land value of $159,000 and Improvement value of $396,500.

Upward America Southeast Property Owner, LP
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 092 09 3S 002.00
428 38th Ave N, Unit 2, Nashville TN 37209

Motion to No Change the Total value of $555,500, by John Green, second by Alexa Backner, unanimously approved. Land value of $159,000 and Improvement value of $396,500

Upward America Southeast Property Owner, LP
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 092 09 3S 003.00
428 38th Ave N, Unit 3, Nashville TN 37209

Motion to No Change the Total value of $555,500, by John Green, second by Alexa Backner, unanimously approved. Land value of $159,000 and Improvement value of $396,500

Upward America Southeast Property Owner, LP
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 092 09 3S 004.00
428 38th Ave N, Unit 4, Nashville TN 37209

Motion to No Change the Total value of $555,500, by John Green, second by Alexa Backner, unanimously approved. Land value of $159,000 and Improvement value of $396,500

Upward America Southeast Property Owner, LP
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 092 09 3S 005.00
428 38th Ave N, Unit 5, Nashville TN 37209

Motion to No Change the Total value of $553,200, by John Green, second by Alexa Backner, unanimously approved. Land value of $159,000 and Improvement value of $394,200

Upward America Southeast Property Owner, LP
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 092 09 3S 006.00
428 38th Ave N, Unit 6, Nashville TN 37209

Motion to No Change the Total value of $553,200, by John Green, second by Alexa Backner, unanimously approved. Land value of $159,000 and Improvement value of $394,200

Upward America Southeast Property Owner, LP
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 092 09 3S 007.00
428 38th Ave N, Unit 7, Nashville TN 37209

Motion to No Change the Total value of $553,200, by John Green, second by Alexa Backner, unanimously approved. Land value of $159,000 and Improvement value of $394,200

Upward America Southeast Property Owner, LP
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 092 09 3S 008.00
422 38th Ave N, Nashville TN 37209

Motion to No Change the Total value of $553,200, by John Green, second by Alexa Backner, unanimously approved. Land value of $159,000 and Improvement value of $394,200

Upward America Southeast Property Owner, LP
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 092 09 3S 009.00
424 38th Ave N, Nashville TN 37209

Motion to No Change the Total value of $553,200, by John Green, second by Alexa Backner, unanimously approved. Land value of $159,000 and Improvement value of $394,200

Upward America Southeast Property Owner, LP
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 092 09 3S 010.00
426 38th Ave N, Nashville TN 37209

Motion to No Change the Total value of $553,200, by John Green, second by Alexa Backner, unanimously approved. Land value of $159,000 and Improvement value of $394,200.

SFR JV-1 2021-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 149 03 0B 059.00
93 Kendall Park Dr, Nashville TN 37217

Motion to Change the Total value to $435,000, by John Green, second by Alexa Backner, unanimously approved. Land value of $76,000 and Improvement value reduced to $359,000.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 017.00
1212 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $599,800, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $499,800.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 022.00
1200 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $604,700, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $504,700.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 023.00
6813 Charlotte Pike, Unit 12, Nashville TN 37209

Motion to No Change the Total value of $600,100, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $500,100.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 024.00
6813 Charlotte Pike, Unit 11, Nashville TN 37209

Motion to No Change the Total value of $551,500, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $451,500.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 028.00
6813 Charlotte Pike, Unit 7, Nashville TN 37209

Motion to No Change the Total value of $600,100, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $500,100.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 030.00
6813 Charlotte Pike, Unit 5, Nashville TN 37209

Motion to No Change the Total value of $547,100, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $447,100.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 031.00
6813 Charlotte Pike, Unit 4, Nashville TN 37209

Motion to No Change the Total value of $541,400, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $441,400.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0A 032.00
6813 Charlotte Pike, Unit 3, Nashville TN 37209

Motion to No Change the Total value of $541,400, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $441,400.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0B 002.00
6817 Charlotte Pike, Unit 2, Nashville TN 37209

Motion to No Change the Total value of $555,500, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $455,500.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0B 006.00
6817 Charlotte Pike, Unit 6, Nashville TN 37209

Motion to No Change the Total value of $604,400, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $504,400.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0B 008.00
1259 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $587,700, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $487,700

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SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0B 009.00
1261 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $587,200, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $487,200.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0B 010.00
1263 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $587,700, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $487,700.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0B 012.00
1253 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $605,000, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $505,000.

SFR JV-1 2020-1 Borrower, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 102 11 0B 015.00
1247 Hillwood Private Cv, Nashville TN 37209

Motion to No Change the Total value of $567,500, by John Green, second by Alexa Backner, unanimously approved. Land value of $100,000 and Improvement value of $467,500.

Residential Home Buyer Nashville, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 108 08 0 160.00
3202 Lakeford Dr, Nashville TN 37214

Motion to No Change the Total value of $217,300, by John Green, second by Alexa Backner, unanimously approved. Land value of $53,600 and Improvement value of $163,700.

Residential Home Buyer Nashville, LLC
Breeze Dyer with Ryan, LLC, appeared
Parcel ID 108 08 0 201.00
3200 Lakeford Dr, Nashville TN 37214

Motion to No Change the Total value of $209,000, by John Green, second by Alexa Backner, unanimously approved. Land value of $53,600 and Improvement value of $155,400.

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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