MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday October 29, 2026

8:30 AM

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: Ms. Alexa Backner, Mr. John Green, and Dr. Truitt Ellis. Also, present were Herman Ruben and Joel Phillips, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Minutes approved from the meetings of Wednesday October 21, 2026, and Thursday October 22, 2026, Motion by John Green, second by Truitt Ellis, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

McKendree SNF Property Holdings, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 075 00 0 038.00
41 Asbury Lane, Hermitage TN 37076

Motion to Change the Total value to $203,600, by John Green, second by Truitt Ellis, unanimously approved. Land value of $203,500 and Improvement value reduced to $100.

McKendree SNF Property Holdings, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 075 00 0 041.00
4360 Andrew Jackson Pkwy, Hermitage TN 37076

Motion to Change the Total value to $154,900, by John Green, second by Truitt Ellis, unanimously approved. Land value of $154,800 and Improvement value reduced to $100.

McKendree SNF Property Holdings, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 075 00 0 042.00
4336 Andrew Jackson Pkwy, Hermitage TN 37076

Motion to Change the Total value to $6,400,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of $2,236,000 and Improvement value reduced to $4,164,000.

McKendree SNF Property Holdings, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 075 06 0 151.00
15 Asbury Ln, Hermitage TN 37076

Motion to Change the Total value to $2,800,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of $1,204,000 and Improvement value reduced to $1,596,000.

Quad Enterprises, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 134 00 0 249.00
445 Metroplex Dr, Nashville TN 37211

Motion to Change the Total value to $3,850,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of $1,916,600 and Improvement value reduced to $1,933,400.

3800 Ezell Irrevocable Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 148 10 0 135.00
3800 Ezell Rd,, Nashville TN 37211

At the request of the appellant, this appeal is hereby withdrawn.

The 3818 Ezell Irrevocable Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 148 10 0 155.00
3818 Ezell Rd,, Nashville TN 37211

Motion to Change the Total value to $1,757,000, by John Green, second by Truitt Ellis, unanimously approved. Land value reduced to $1,641,000 and Improvement value of $116,000.

10:00 AM

L & R Plumbing Inc
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 118 04 0 214.00
2303 Winford Ave, Nashville TN 37211

Motion to No Change the Total value of $981,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of $825,000 and Improvement value of $156,000.

Alley-Cassetty Companies, Inc.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 118 07 0 002.00
2701 Larmon Ave, Nashville TN 37204

Motion to Change the Total Land value to $1,263,000, by John Green, second by Truitt Ellis, unanimously approved. Land value reduced to $1,236,000.

Alley-Cassetty Companies, Inc.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 118 07 0 003.00
2703 Larmon Ave, Nashville TN 37204

Motion to Change the Total value to $1,046,000, by John Green, second by Truitt Ellis, unanimously approved. Land value reduced to $1,045,000 and Improvement value reduced to $1,000.

Alley-Cassetty Companies, Inc.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 118 07 0 004.00
2705 Larmon Ave, Nashville TN 37204

Motion to Change the Total value to $1,066,000, by John Green, second by Truitt Ellis, unanimously approved. Land value reduced to $1,065,000 and Improvement value reduced to $1,000.

GBD, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 118 08 0 035.00
2324 Winford Ave, Nashville TN 37211

Motion to Change the Total value to $481,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of $412,500 and Improvement value reduced to $68,500.

Green & Little, L.P.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 118 08 0 045.00
2320 Cruzen St, Nashville TN 37211

Motion to No Change the Total value of $2,170,700, by John Green, second by Truitt Ellis, unanimously approved. Land value of $990,000 and Improvement value of $1,180,700.

2500 Cruzen Partners, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 118 08 0 245.00
2500 Cruzen St, Nashville TN 37211

Motion to No Change the Total value of $7,201,700, by John Green, second by Truitt Ellis, unanimously approved. Land value of $4,851,500 and Improvement value of $2,350,200.

A-D-H Partnership
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 118 16 0 005.00
2940 Kraft Dr, Nashville TN 37204

Motion to No Change the Total value of $11,538,200, by John Green, second by Truitt Ellis, unanimously approved. Land value of $3,072,400 and Improvement value of $8,465,800.

Norris Avenue Properties
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 118 16 0 071.00
619 Norris Ave, Nashville TN 37204

Motion to No Change the Total value of $3,816,100, by John Green, second by Truitt Ellis, unanimously approved. Land value of $1,019,300 and Improvement value of $2,796,800.

Dayton Avenue Investors, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 119 01 0 012.00
2152 Dayton Ave, Nashville TN 37210

Motion to No Change the Total value of $3,626,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of $1,031,000 and Improvement value of $2,595,000.

Dayton Avenue Investors, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 119 01 0 504.00
2150 Dayton Ave, Nashville TN 37210

Motion to Change the Total value to $5,784,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of $1,105,400 and Improvement value reduced to $4,678,600.

Richardson Tennessee Community
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 119 09 0 003.00
2633 Grandview Ave, Nashville TN 37211

Motion to No Change the Total value of $3,399,500, by John Green, second by Truitt Ellis, unanimously approved. Land value of $1,406,100 and Improvement value of $1,993,400.

Richardson Tennessee Community
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 119 09 0 014.00
2701 Landers Ave, Nashville TN 37211

Motion to No Change the Total value of $2,035,400, by John Green, second by Truitt Ellis, unanimously approved. Land value of $784,100 and Improvement value of $1,251,300.

Richardson Tennessee Community
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 119 09 0 016.00
2705 Landers Ave, Nashville TN 37211

Motion to Change the Total value to $1,990,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of $1,062,800 and Improvement value reduced to $927,200.

VI. Adjournment

Motion to adjourn by John Green, second by Truitt Ellis, unanimously approved.

Meeting adjourned 11:15 AM.

ATTEST: **APPROVED:**

_____ _____