



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday October 22, 2025

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: Ms. Lori Caste, Mr. John Green, and Mr. Carnell Scruggs. Also present were Herman Ruben, and Andrea Wandell, with the Office of the Property Assessor.

****NOTE**** Due to the lack of a Chair or Vice Chair, all morning appeals were moved to the afternoon session. The minutes will reflect the time of the appeal scheduled even though we did not begin until the 1:00 PM session.

III. Review and Approval of Minutes

IV. Public Comment Period

V. Appeals:

8:30 AM

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 019 14 0 015.00
243 Long Hollow Pike, Goodlettsville TN 37072

At the request of the appellant, this appeal is hereby withdrawn.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 051 04 0 121.00
819 Gallatin Pike, Madison TN 37115

At the request of the appellant, this appeal is hereby withdrawn.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 060 04 0 111.00
3144 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total value of \$4,119,700, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$975,900 and Improvement value of \$3,143,800.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 070 13 0 040.00
3200 Clarksville Pike, Nashville TN 37218

At the request of the appellant, this appeal is hereby withdrawn.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 071 06 0 019.00
2200 Brick Church Pike, Nashville TN 37207

Motion to Change the Total value to \$3,570,000, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$1,605,600 and Improvement value reduced to \$1,964,400.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 075 04 0 039.00
4601 Lebanon Pike, Hermitage TN 37076

At the request of the appellant, this appeal is hereby withdrawn.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 081 04 0 225.00
2022 Rosa L Parks Blvd, Nashville TN 37228

At the request of the appellant, this appeal is hereby withdrawn.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 092 08 0 315.00
1401 Charlotte Ave, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 093 03 0 135.00
227 Shelby Ave, Nashville TN 37213

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

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 093 03 0 136.00
227 Shelby Ave, Nashville TN 37213

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

OP III Nashville 1111 Broadway Partners
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 093 09 0 161.00
1101 Broadway, Nashville TN 37203

Motion to No Change the Total value of \$35,753,500, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$35,752,500 and Improvement value of \$1,000.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 104 06 0 073.00
3400 West End Ave, Nashville TN 37203

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

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 105 10 0 177.00
2001 8th Ave S, Nashville TN 37204

Motion to Change the Total value to \$4,415,000, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$3,903,000 and Improvement value reduced to \$512,000.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 117 14 0 064.00
3815 Hillsboro Pike Nashville TN 37215

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

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 131 02 0 106.00
4112 Hillsboro Pike Nashville TN 37215

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

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 142 00 0 158.00
7070 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$3,700,000, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$1,542,000 and Improvement value reduced to \$2,158,000.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 175 00 0 079.00
4198 Murfreesboro Pike Antioch TN 37013

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

****NOTE**** This concluded the morning appeals, and we moved onto the afternoon appeals.

VI. Roll Call

Members present included: Ms. Deb Dawson, Ms. Alexa Backner, and Mr. Michael Milliner. Also present were Herman Ruben, and Andrea Wandell, with the Office of the Property Assessor.

****NOTE**** Due to the lack of a Chair or Vice Chair, all morning appeals were moved to the afternoon session. The minutes will reflect the time of the appeal scheduled even though we did not begin until the 1:00 PM session.

VII. Review and Approval of Minutes: Minutes were reviewed and approved for Wednesday October 8, 2025, and Thursday October 9, 2025, Motion by Michael Milliner, second by Alexa Backner.

1:00 PM

Speedway, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 064 00 0 116.00
4343 Old Hickory Blvd, Old Hickory TN 37138

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

Speedway, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 072 14 0 004.00
2600 Gallatin Ave, Nashville TN 37216

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

City Edge Holdings, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 083 05 0 156.00
510 Gallatin Ave, Nashville TN 37206

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

SE Hermitage Central, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 086 00 0 012.00
3507 Central Pike, Hermitage TN 37076

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

SG Holding Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 086 00 0 208.00
5430 Old Hickory Blvd, Hermitage TN 37076

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

Dana Downs Apartments of Murfreesboro, LLC & ET AL
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 091 14 0 151.00
365 White Bridge Pike, Nashville TN 37209

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

925 Lebanon Pike, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 094 10 0 002.00
925 Lebanon Pike, Nashville TN 37210

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

Speedway, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 106 06 0 020.00
710 Murfreesboro Pike, Nashville TN 37210

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

605 San Vicente LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 107 13 0 131.00
1108 Murfreesboro Pike, Nashville TN 37217

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

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 119 09 0 140.00
2802 Nolensville Pike, Nashville TN 37211

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

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 120 06 0 049.00
1309 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$5,880,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$1,233,600 and Improvement value reduced to \$4,646,400.

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 134 00 0 159.00
340 Harding Pl, Nashville TN 37211

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

Speedway, LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 135 00 0 010.00
1975 Murfreesboro Pike, Nashville TN 37217

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

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 136 00 0 039.00
2664 Smith Springs Rd, Nashville TN 37217

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

7-Eleven, Inc.
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 161 00 0 164.00
15007 Old Hickory Blvd, Nashville TN 37211

Motion to Change the Total value to \$4,390,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$2,021,200 and Improvement value reduced to \$2,368,800.

City Edge Holdings, LLC & ET AL
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 181 00 0 016.00
6412 Nolensville Pike, Antioch TN 37013

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

SE Nashville Burkitt LLC
Cody Anderson and Aaron Thomas with Ryan, LLC, appeared
Parcel ID 186 00 0 013.00
6968 Nolensville Pike, Brentwood TN 37207

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

Motion to adjourn by Michael Milliner, second by Alexa Backner, unanimously approved.

Meeting adjourned 2:00 PM.

ATTEST:

APPROVED:
