



## **MINUTES**

### **INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION**

**Monday June 23, 2025**

**8:30 A.M**

**Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 President Ronald Reagan Way, Suite 210**

I. Call To Order

II. Roll Call

Members present included: Ms. Deb Dawson, Ms. Lori Caste, Mr. Carnell Scruggs, and Ms. Alexa Coulton Backner. Also present were Herman Ruben, Elias Anderson, Pam Williams Ishie, Joel Phillips, and Nathan Burton with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the minutes from the meeting Wednesday June 18, 2025, Motion by Alexa Coulton Backner, second by Lori Caste, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Robert D. Knowles & Anita T. Knowles  
Robert Knowles, appeared  
Parcel ID 072 02 0 113.00  
3621 B Gallatin Pike, Nashville TN 37216

Motion to No Change the Total value of \$800,300, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$797,200 and Improvement value of \$3,100.

Robert D. Knowles & Anita T. Knowles  
Robert Knowles, appeared  
Parcel ID 072 03 0 005.00  
3627 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total value of \$1,223,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$549,000 and Improvement value of \$674,000.

9:00 AM

CS 701 I Trust  
Edwin Kirklan, Trustee, appeared  
Parcel ID 118 02 0 163.00  
810 Kirkwood Ave, Nashville TN 37204

Motion to Change the Total value to \$1,440,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$1,123,200 and Improvement value reduced to \$316,800.

9:30 AM

Ford Tennessee Community Property Trust  
Thomas Ford, Jr. and Thomas Ford, Sr., appeared  
Parcel ID 105 16 0 103.00  
2117 Utopia Ave, Nashville TN 37211

Motion to Change the Total value to \$1,133,700, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$536,300 and Improvement value reduced to \$597,400.

Ford Tennessee Community Property Trust  
Thomas Ford, Jr. and Thomas Ford, Sr., appeared  
Parcel ID 105 16 0 104.00  
2119 Utopia Ave, Nashville TN 37211

Motion to No Change the Total Land value of \$536,300, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$536,300.

Ford Tennessee Community Property Trust  
Thomas Ford, Jr. and Thomas Ford, Sr., appeared  
Parcel ID 106 05 0 111.00  
19 Cleveland Ave, Nashville TN 37210

Motion to No Change the Total value of \$706,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$161,800 and Improvement value of \$544,200.

Ford Tennessee Community Property Trust  
Thomas Ford, Jr. and Thomas Ford, Sr., appeared  
Parcel ID 106 05 0 112.00  
15 Cleveland Ave, Nashville TN 37210

Motion to No Change the Total value of \$1,816,400, by Carnell Scruggs, second by Alexa Coulton Backner, unanimously approved. Land value of \$313,600 and Improvement value of \$1,502,800.

Ford Tennessee Community Property Trust  
Thomas Ford, Jr. and Thomas Ford, Sr., appeared  
Parcel ID 106 06 0 039.00  
1021 Foster Ave, Nashville TN 37210

Motion to Change the Total value to \$1,100,000, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value of \$312,400 and Improvement value reduced to \$787,600.

Ford Tennessee Community Property Trust  
Thomas Ford, Jr. and Thomas Ford, Sr., appeared  
Parcel ID 118 08 0 132.00  
310 Newsome St, Nashville TN 37211

Motion to Change the Total value to \$2,000,000, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value of \$825,000 and Improvement value reduced to \$1,175,000.

Tire Recappers of Nashville, Inc.  
Thomas Ford, Jr. and Thomas Ford, Sr., appeared  
Parcel ID 119 13 0 288.00  
3000 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total value of \$1,180,600, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value of \$829,800 and Improvement value of \$350,800.

10:00 AM

Jack Steakley  
Jack Steakley, appeared  
Parcel ID 105 12 0 016.00  
1803 Nolensville Pike, Nashville, TN 37210

Motion to No Change the Total value of \$1,717,100, by Carnell Scruggs, second by Alexa Coulton Backner,  
unanimously approved. Land value of \$1,293,700 and Improvement value of \$423,400.

Jack Steakley  
Jack Steakley, appeared  
Parcel ID 105 12 0 017.00  
1801 Nolensville Pike, Nashville, TN 37210

Motion to No Change the Total value of \$1,030,600, by Carnell Scruggs, second by Alexa Coulton Backner,  
unanimously approved. Land value of \$1,006,300 and Improvement value of \$24,300.

10:15 AM

Mitzi E. Bishop & Julian E. Baxter  
Parcel ID 142 00 0 231.00  
135 Belle Forest Cir, Nashville, TN 37221

The appellant was a No Show. She did not call or email. Since the Board is still in session, if the appellant calls to reschedule appeal, the appeal will be granted to another date, as long as the Board is in session.

10:30 AM

Dan W. Cook, TN Investment Services Trust  
Dan Cook, appeared  
Parcel ID 104 07 0 391.00  
2411 Blakemore Ave, Nashville TN 37212

Motion to Change the Total value to \$2,000,000, by Alexa Coulton Backner, second by Lori Caste, unanimously approved. Land value of \$1,743,000 and Improvement value reduced to \$257,000.

10:45 AM

The Richard H Watts Family LP  
Joe Minett with Kroll, LLC, appeared  
Parcel ID 026 00 0 061.02  
2410 Gallatin Pike, Madison TN 37115

Motion to Change the Total value to \$2,582,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,512,000 and Improvement value reduced to \$1,070,000.

The Richard H Watts Family LP  
Joe Minett with Kroll, LLC, appeared  
Parcel ID 026 00 0 065.00  
2416 Gallatin Pike, Madison TN 37115

Motion to No Change the Total value of \$1,217,900, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$900,000 and Improvement value of \$317,900.

Richard H Watts Family LTD. Partnership  
Joe Minett with Kroll, LLC, appeared  
Parcel ID 034 06 0 030.00  
0 Myatt Dr, Madison TN 37115

Motion to No Change the Total Land value of \$610,000, by Carnell Scruggs, second by Alexa Coulton Backner, unanimously approved. Land value of \$610,000.

Richard H Watts Family LTD. Partnership  
Joe Minett with Kroll, LLC, appeared  
Parcel ID 034 06 0 031.00  
629 Myatt Dr, Madison TN 37115

Motion to Change the Total value to \$4,300,000, by Carnell Scruggs, second by Alexa Coulton Backner, unanimously approved. Land value of \$955,900 and Improvement value reduced to \$3,344,100.

Richard H Watts Family LTD. Partnership  
Joe Minett with Kroll, LLC, appeared  
Parcel ID 075 00 0 123.00  
4919 Old Hickory Blvd, Hermitage TN 37076

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

Richard H Watts Family Limited Partnership  
Joe Minett with Kroll, LLC, appeared  
Parcel ID 105 02 0 273.00  
930 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to No Change the Total value of \$9,238,800, by Carnell Scruggs, second by Alexa Coulton Backner, unanimously approved. Land value of \$9,075,000 and Improvement value of \$163,800.

11:15 AM

Airwood Group, LLC  
Elfriede Muggler, appeared  
Parcel ID 095 12 0C 001.00  
2822 Airwood Dr, Nashville TN 37214

Motion to Change the Total value to \$250,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$65,600 and Improvement value reduced to \$184,400.

Airwood Group, LLC  
Elfriede Muggler, appeared  
Parcel ID 095 12 0C 002.00  
2824 Airwood Dr, Nashville TN 37214

Motion to Change the Total value to \$243,275, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$65,600 and Improvement value reduced to \$177,675.

Airwood Group, LLC  
Elfriede Muggler, appeared  
Parcel ID 095 12 0C 003.00  
2818 Airwood Dr, Nashville TN 37214

Motion to Change the Total value to \$250,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$65,600 and Improvement value reduced to \$184,400.

Airwood Group, LLC  
Elfriede Muggler, appeared  
Parcel ID 095 12 0C 004.00  
2820 Airwood Dr, Nashville TN 37214

Motion to Change the Total value to \$243,275, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$65,600 and Improvement value reduced to \$177,675.

O.I.C. Airwood Drive Townhomes  
Elfriede Muggler, appeared  
Parcel ID 095 12 0C 900.00  
2824 B Airwood Dr, Nashville TN 37214

Common Area

Motion to No Change the Total Land value of \$65,600, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$65,600.

O.I.C. Airwood Drive Townhomes  
Elfriede Muggler, appeared  
Parcel ID 095 12 0C 901.00  
2820 B Airwood Dr, Nashville TN 37214

Common Area

Motion to No Change the Total Land value of \$65,600, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$65,600.

VI. Adjournment

Motion to adjourn by Carnell Scruggs, second by Alexa Coulton Backner, unanimously approved.

Meeting adjourned 12:09 PM.

**ATTEST:**

**APPROVED:**

---

---