



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday July 16, 2025

8:30 A.M

**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, Ms. Alexa Coulton Backner, Ms. Melba Jackson, and Ms. Deb Dawson. Also present were Herman Ruben and Joel Phillips with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the minutes from the meeting Monday July 14, 2025, Motion by Melba Jackson, second by Lori Caste, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

(3 Parcels heard together)

PWM Holdings, LLC
Watson McCollister appeared
Parcel ID 104 04 0 116.00
1023 17th Ave S, Nashville TN 37212

The 3 following parcels were originally scheduled for 07/07/2025 but was continued to allow for a Field Review to determine whether parcel ending in 118 was correct in the square footage, similar to the parcel ending in 119. After the field review was complete, it was determined that the parcel ending in 118 should be valued as the same as parcel 119

Motion to No Change the total value of \$2,080,200, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$2,080,00 and Improvement value of \$200.

Porter Watson McCollister
Watson McCollister appeared
Parcel ID 104 04 0 118.00
1019 17th Ave S 101-102, Nashville TN 37212

The 3 following parcels were originally scheduled for 07/07/2025 but was continued to allow for a Field Review to determine whether parcel ending in 118 was correct in the square footage, similar to the parcel ending in 119. After the field review was complete, it was determined that the parcel ending in 118 should be valued as the same as parcel 119

Motion to Change the total value to \$2,272,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$2,080,00 and Improvement value reduced to \$192,000.

Watson McCollister
Watson McCollister appeared
Parcel ID 104 04 0 119.00
1017 17th Ave S, Nashville TN 37212

The 3 following parcels were originally scheduled for 07/07/2025 but was continued to allow for a Field Review to determine whether parcel ending in 118 was correct in the square footage, similar to the parcel ending in 119. After the field review was complete, it was determined that the parcel ending in 118 should be valued as the same as parcel 119

Motion to No Change the total value of \$2,272,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$2,080,00 and Improvement value of \$192,000.

8:45 AM

Cove Fast Food 16 ST, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 065 13 0 107.00
4774 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$2,670,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$801,500 and Improvement Value reduced to \$1,868,500.

485 LA Conner, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 081 04 0 227.00
810 Vantage Way Ct, Nashville TN 37228

Motion to Change the Total value to \$2,930,000, by Melba Jackson, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,819,000 and Improvement Value reduced to \$1,111,000.

ARC CAFEUSA001, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 108 01 0 064.00
551 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$2,010,000, by Melba Jackson, second by Alexa Coulton Backner, unanimously approved. Land value of \$875,600 and Improvement Value reduced to \$1,134,400.

Taco Bell of America, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 108 01 0 074.00
529 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$1,610,705, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,489,700 and Improvement Value reduced to \$121,005.

Davishire Capital Management, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 118 11 0 165.00
741 Thompson Ln, Nashville TN 37204

Motion to Change the Total value to \$1,910,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,372,200 and Improvement Value reduced to \$537,800.

(3 Parcels heard together)

Greene Hills, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 131 02 0 029.00
4104 Hillsboro Cir, Nashville TN 37215

Motion to No Change the total value of \$1,677,200, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,655,200 and Improvement value of \$22,000.

Greene Hills, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 131 02 0 030.00
4106 Hillsboro Cir, Nashville TN 37215

Motion to No Change the total value of \$2,039,100, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,254,400 and Improvement value of \$784,700.

Greene Hills, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 131 02 0 031.00
4108 Hillsboro Cir, Nashville TN 37215

Motion to No Change the total value of \$1,941,800, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,916,600 and Improvement value of \$25,200.

TP Bellevue, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 142 00 0 169.00
7642 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$2,240,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$1,524,000 and Improvement Value reduced to \$716,000.

N.W. Ginsberg and J.K. Jacob, Trustees
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 147 16 0 195.00
4843 Nolensville Pike, Nashville TN 37211

Motion to Change the total value to \$1,540,000, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value of \$791,900 and Improvement value reduced to \$748,100.

ARC CAFEUSA001, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 160 00 0 186.00
5640 Franklin Pike Cir, Brentwood TN 37027

Motion to Change the Total value to \$2,390,000, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value of \$1,156,500 and Improvement Value reduced to \$1,233,500.

Taco Bell Corp.
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 161 00 0 214.00
5510 Nolensville Pike, Nashville TN 37211

Motion to Change the total value to \$1,250,000, by Lori Caste, second by Alexa Coulton Backner,
unanimously approved. Land value reduced to \$1,000,000 and Improvement value reduced to \$250,000.

Sixth Place Sands LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 161 00 0 220.00
5529 Edmondson Pike, Nashville TN 37211

Motion to Change the Total value to \$2,130,000, by Melba Jackson, second by Lori Caste,
unanimously approved. Land value of \$823,300 and Improvement Value reduced to \$1,306,700.

Taco Bell of America, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 163 00 0 242.00
5315 Hickory Hollow Ln, Antioch TN 37013

Motion to Change the Total value to \$1,560,000, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value of \$540,100 and Improvement Value reduced to \$1,019,900.

Fried-Wolontis Trust
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 186 00 0 045.00
1006 Gant Hill Dr, Brentwood TN 37027

Motion to Change the total value to \$1,965,000, by Lori Caste, second by Alexa Coulton Backner,
unanimously approved. Land value of \$1,245,800 and Improvement value reduced to \$719,200.

The last parcel was originally scheduled for 7/15/2025 @8:30 AM but was continued until this morning, 7/16/2025 @8:30 AM.

Taco Bell of America, LLC
Michael Krzeminski with The Tax Relief Group, appeared
Parcel ID 149 00 0 314.00
2541 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$1,350,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$607,700 and Improvement Value reduced to \$742,300.

VI. Adjournment

Motion to adjourn by Melba Jackson, second by Alexa Coulton Backner, unanimously approved.

Meeting adjourned 10:30 AM.

ATTEST:

APPROVED:
