



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday July 21, 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, Ms. Alexa Coulton Backner, Ms. Mia Parker, and Mr. Carnell Scruggs. Also present were Herman Ruben, and Elias Anderson with the Office of the Property Assessor.

NOTE* Due to the Chair nor Vice Chair being present for this meeting, the independent MBOE elected Ms. Alexa Coulton Backner, Temporary Chair for this meeting, Motion by Lori Caste, second by Mia Parker, unanimously approved.

III. Review and Approval of Minutes: Approval of the minutes from the meeting Wednesday July 16, 2025, and Thursday July 17, 2025, Motion by Lori Caste, second by Carnell Scruggs, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

AHJ Colony Manor, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 025 00 0 064.00
825 Dickerson Pike, Goodlettsville TN 37072

Motion to No Change the Total value of \$16,299,300, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$1,680,000 and Improvement Value of \$14,619,300.

Liberty Lane, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 026 00 0 123.00
2106 Gallatin Pike, Madison TN 37115

Motion to No Change the Total value of \$18,977,600, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$11,114,300 and Improvement Value of \$7,863,300.

Gray Property 6801, LLC ET AL
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 026 16 0 062.00
100 Riverchase Blvd, Madison TN 37115

Motion to No Change the Total value of \$60,400,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$4,629,000 and Improvement Value of \$55,771,000.

721 Madison Square, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 051 04 0 065.00
721 Madison Sq, Madison TN 37115

Motion to No Change the Total value of \$24,351,000, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$11,290,800 and Improvement Value of \$13,060,200.

1130 Gallatin Pike LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 051 08 0 020.00
1130 Gallatin Pike, Madison TN 37115

Motion to No Change the Total value of \$13,103,600, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$4,282,000 and Improvement Value of \$8,821,600.

1130 Gallatin Pike LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 051 08 0 218.00
120 W Due West Ave, Madison TN 37115

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

HERMITAREL, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 086 00 0 188.00
5610 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total value to \$40,200,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$6,525,000 and Improvement Value reduced to \$33,675,000.

PREFCO Fourteen Limited Partnership
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 093 06 2 007.00
333 Commerce St, Nashville TN 37201

Motion to Change the Total value to \$157,710,000, by Carnell Scruggs, second by Mia Parker,
unanimously approved. Land value of \$93,740,800 and Improvement Value reduced to \$63,969,200.

Gray Property 6001, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 097 00 0 151.00
3960 Bell Rd, Hermitage TN 37076

Motion to Change the Total value to \$70,580,000, by Carnell Scruggs, second by Mia Parker,
unanimously approved. Land value of \$7,000,000 and Improvement Value reduced to \$63,580,000.

Coleman Partners, II
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 117 11 0 088.00
1910 Glen Echo Rd, Nashville TN 37215

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

Coleman Partners, II
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 117 15 0 003.00
2000 Glen Echo Rd, Nashville TN 37215

Motion to No Change the Total value of \$11,412,800, by Carnell Scruggs, second by Mia Parker,
unanimously approved. Land value of \$11,412,600 and Improvement Value of \$200.

Melrose Apartments, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 118 02 0 263.00
2600 8th Ave S, Nashville TN 37204

Motion to Change the Total value to \$72,310,000, by Carnell Scruggs, second by Lori Caste,
unanimously approved. Land value of \$34,297,300 and Improvement Value reduced to \$38,012,700.

New Allegro I, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 162 00 0 065.00
1500 Brentridge Dr, Antioch TN 37013

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

New Allegro I, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 162 00 0 180.00
2100 Brentridge Cir, Antioch TN 37013

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

CLPF The Club, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 163 00 0 126.00
1 Hickory Club Dr, Antioch TN 37013

Motion to Change the Total value to \$60,494,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$6,090,000 and Improvement Value reduced to \$54,404,000.

New Lyric I, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 163 00 0 305.00
455 Arbor Ridge Dr, Antioch TN 37013

Motion to No Change the Total value of \$54,753,500, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$8,400,000 and Improvement Value of \$46,353,500.

The Home City Ice Company
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 183 00 0 178.00
1406 Gould Blvd, LaVergne TN 37086

Motion to Change the Total value to \$1,270,000, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$792,000 and Improvement Value reduced to \$478,000.

Burkitt Commons, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 186 00 0 026.00
3 Burkitt Commons Ave, Nolensville TN 37135

Motion to Change the Total value to \$2,700,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,399,200 and Improvement Value reduced to \$1,300,800.

This concluded the morning session at 11:47 AM. The Board recessed until the 1:00 PM session. Motion by Carnell Scruggs, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Ms. Alexa Coulton Backner, Ms. Mia Parker, and Mr. Michael Milliner. Also present were Herman Ruben, and Elias Anderson with the Office of the Property Assessor.

NOTE* Due to the Chair nor Vice Chair being present for this meeting, the independent MBOE elected Ms. Alexa Coulton Backner, Temporary Chair, for this meeting, Motion by Mia Parker, second by Michael Milliner, unanimously approved.

1:00 PM

United Dominion Realty, L.P.
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 042 00 0 041.00
1401 Nesbitt Ln, Madison TN 37115

Motion to Change the Total value to \$18,148,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$1,950,000 and Improvement Value reduced to \$16,198,000.

United Dominion Realty, L.P.
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 042 00 0 042.00
1600 Nesbitt Ln, Madison TN 37115

Motion to Change the Total value to \$14,652,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$900,000 and Improvement Value increased to \$13,752,000.

SCG-Oakwood Commons, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 064 16 0 059.00
4730 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$2,990,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$740,500 and Improvement Value reduced to \$2,249,500.

QPG Lebanon Pike Apartments LLC ET AL
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 075 04 0 171.00
4701 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$25,660,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$3,750,000 and Improvement Value reduced to \$21,910,000.

MMP 909 Flats Owner, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 082 13 0 102.00
909 Rosa L Parks Blvd, Nashville TN 37208

Motion to No Change the Total value of \$67,668,700, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$23,631,300 and Improvement Value of \$44,037,400.

Robert G. Wiley & Carolann M. Wiley
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 092 04 0 101.00
1201 Phillips St, Nashville TN 37208

Motion to Change the Total value to \$1,780,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$540,000 and Improvement Value reduced to \$1,240,000.

North Gulch GFPG, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 093 01 0 089.00
600 11th Ave N, Nashville TN 37203

Motion to Change the Total value to \$96,500,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$12,195,000 and Improvement Value reduced to \$84,305,000.

W & K Properties
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 093 02 3 179.00
215 2nd Ave N, Nashville TN 37201

Motion to No Change the Total value of \$2,509,500, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$1,391,000 and Improvement Value of \$1,118,500.

VCP Nashville PCB, LLC ET AL
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 096 00 0 054.00
600 Stewarts Ferry Pike, Nashville TN 37214

Motion to Change the Total value to \$63,420,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$7,155,000 and Improvement Value reduced to \$56,265,000.

466 Crescent Investors I LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 104 04 0 100.00
1104 18th Ave S, Nashville TN 37212

Motion to Change the Total value to \$1,700,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value reduced to \$1,699,800 and Improvement Value of \$200.

QPG East Nashville Apartments, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 106 00 0 072.00
860 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total value of \$58,000,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$9,932,000 and Improvement Value of \$48,068,000.

Maple Creek TN LLC ET AL
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 119 08 0 115.00
2706 Glenrose Ave, Nashville TN 37210

Motion to No Change the Total value of \$15,967,900, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$2,700,000 and Improvement Value of \$13,267,900.

Metropolitan Life Insurance Company
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 128 00 0 187.00
7614 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$103,930,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$52,841,800 and Improvement Value reduced to \$51,088,200.

South Brook Apartments, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 148 00 0 012.00
5101 Linbar Dr, Nashville TN 37211

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

S2 Hickory Highlands LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 149 00 0 300.00
100 Hickory Highlands Dr, Antioch TN 37013

Motion to Change the Total value to \$62,047,500, by Mia Parker, second by Michael Milliner,
unanimously approved. Land value of \$6,195,000 and Improvement Value reduced to \$55,852,500.

S2 Hickory Highlands LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 149 00 0 307.00
0 Hickory Highlands Dr, Antioch TN 37013

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

Keystone Farms APTS, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 161 00 0 050.00
5360 Edmondson Pike, Nashville TN 37211

Motion to Change the Total value to \$23,834,000, by Mia Parker, second by Michael Milliner,
unanimously approved. Land value of \$2,250,000 and Improvement Value reduced to \$21,584,000.

Estate at Brentwood, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 171 00 0 035.00
570 Church St E, Brentwood TN 37027

Motion to No Change the Total value of \$61,829,300, by Michael Milliner, second by Mia Parker,
unanimously approved. Land value of \$6,750,000 and Improvement Value of \$55,079,300.

Firestone Parkway Realty, LLC
Matt Cleveland with Fellers Schewe Scott & Roberts, appeared
Parcel ID 183 00 0 168.00
1045 Firestone Pkwy, LaVergne TN 37086

Motion to Change the Total value to \$22,110,000, by Mia Parker, second by Michael Milliner,
unanimously approved. Land value of \$6,918,000 and Improvement Value reduced to \$15,192,000.

VII. Adjournment

Motion to adjourn by Michael Milliner, second by Mia Parker, unanimously approved.

Meeting adjourned 4:45 PM.

ATTEST:

APPROVED:
