



## **MINUTES**

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

**Tuesday July 22, 2025**

**8:30 AM & 1:00 PM**

**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. Lori Caste, Ms. Melba Jackson, 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. Melba Jackson, Temporary Chair, for this meeting, Motion by Carnell Scruggs, second by Lori Caste, unanimously approved.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

Rogers Group, Inc.  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 059 00 0 122.00  
0 Knight Dr, Nashville TN 37207

Motion to No Change the Total Land value of \$1,715,400, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,715,400.

Rogers Group, Inc.  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 059 00 0 123.00  
2809 Knight Dr, Nashville TN 37207

Motion to No Change the Total Land value of \$268,200, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$268,200.

Rogers Group, Inc.  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 059 00 0 125.00  
2739 Whites Creek Pike, Nashville TN 37207

Motion to No Change the Total Land value of \$1,316,300, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,316,300.

Rogers Group, Inc.  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 059 00 0 208.00  
0 Whites Creek Pike, Nashville TN 37207

Motion to No Change the Total Land value of \$191,300, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$191,300.

Rogers Group, Inc.  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 059 00 0 209.00  
0 Whites Creek Pike, Nashville TN 37207

Motion to Change the Classification from Commercial to Residential and No Change the Total Land value of \$112,500, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$112,500.

Rogers Group, Inc.  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 059 00 0 210.00  
0 Whites Creek Pike, Nashville TN 37207

Motion to Change the Classification from Commercial to Residential and No Change the Total Land value of \$262,500, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$262,500.

Rogers Group, Inc.  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 059 00 0 211.00  
0 Whites Creek Pike, Nashville TN 37207

Motion to Change the Classification from Commercial to Residential and No Change the Total Land value of \$690,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$690,000.

Rogers Group, Inc.  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 059 00 0 212.00  
0 Whites Creek Pike, Nashville TN 37207

Motion to Change the Classification from Commercial to Residential and No Change the Total Land value of \$1,027,500, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,027,500.

Rogers Group, Inc.  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 059 00 0 226.00  
0 Gynnwood Dr, Nashville TN 37207

Motion to No Change the Total Land value of \$2,814,700, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$2,814,700.

Rogers Group, Inc.  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 060 00 0 072.00  
0 Brick Church Pike, Nashville TN 37207

Motion to No Change the Total Land value of \$2,319,500, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$2,319,500.

Covenanter Investments  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 070 12 0 007.00  
421 Great Circle Rd, Nashville TN 37228

Motion to Change the Total value to \$11,580,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$4,077,600 and Improvement value reduced to \$7,502,400.

Rogers Group, Inc.  
Josh Malancuk with JM Tax Advocates, appeared  
Parcel ID 090 00 0 007.00  
7177 Cockrill Bend Blvd, Nashville TN 37209

Motion to Change the Total value to \$15,120,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value reduced to \$14,973,000 and Improvement value reduced to \$147,000.

This concluded the morning session, 10:30 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. Lori Caste, and Mr. Roger Farmer. Also present were Herman Ruben, and Elias Anderson with the Office of the Property Assessor.

1:00 PM

Foster Street Partners, LLC  
Richard Hunt with Evans and Petree, appeared  
Parcel ID 082 11 0 083.00  
515 Foster St, Nashville TN 37207

Motion to Change the Total value to \$14,887,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$14,845,100 and Improvement Value of \$41,900.

Foster Street Partners, LLC  
Richard Hunt with Evans and Petree, appeared  
Parcel ID 082 11 0 085.00  
516 Foster St, Nashville TN 37207

Motion to Change the Total value to \$4,997,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$4,916,100 and Improvement Value of \$80,900.

1:30 PM

The Joseph L Lackey, Jr., Revocable Trust  
Joseph L Lackey, Jr., appeared  
Parcel ID 104 08 0 305.00  
1608 A 17<sup>th</sup> Ave S, Nashville TN 37212

Motion to Change the Total value to \$1,538,000, by Alexa Coulton Backner, second by Lori Caste, unanimously approved. Land value of \$1,071,000 and Improvement Value reduced to \$467,000.

2:00 PM

1906 Seminole, GP  
Marshall Burrige, appeared  
Parcel ID 105 16 0 277.00  
1908 Seminole Ave, Nashville TN 37211

Motion to Change the Total value to \$496,600, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$360,000 and Improvement Value of \$136,600.

1906 Seminole, GP  
Marshall Burrige, appeared  
Parcel ID 105 16 0 278.00  
1910 Seminole Ave, Nashville TN 37211

Motion to Change the Total value to \$361,500, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$360,000 and Improvement Value of \$1,500.

Studio I GP & ET AL  
Marshall Burrige, appeared  
Parcel ID 105 16 0 279.00  
1912 Seminole Ave, Nashville TN 37211

Motion to Change the Total value to \$363,800, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$360,000 and Improvement Value of \$3,800.

Studio I, GP  
Marshall Burrige, appeared  
Parcel ID 105 16 0 280.00  
1914 Seminole Ave, Nashville TN 37211

Motion to No Change the Total Land value of \$311,500, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$311,500.

Studio I GP & ET AL  
Marshall Burrige, appeared  
Parcel ID 105 16 0 281.00  
1916 Seminole Ave, Nashville TN 37211

Motion to Change the Total value to \$180,800, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$180,000 and Improvement Value of \$800.

3:30 PM

Tamara J. Taylor  
Tamara Taylor, appeared  
Parcel ID 105 16 0 211.00  
350 Woodycrest Ave, Nashville TN 37210

Motion to Change the Total value to \$391,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$390,000 and Improvement Value of \$1,000.

3:45 PM

Kimberly Winnett Blackford  
Kimberly Blackford, appeared  
Parcel ID 041 12 0 079.00  
3807 Dickerson Pike, Nashville TN 37207

Motion to Change the Total value to \$850,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$423,300 and Improvement Value reduced to \$426,700.

Kimberly Winnett Blackford  
Kimberly Blackford, appeared  
Parcel ID 041 12 0 133.00  
3805 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total value of \$1,265,200, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$205,900 and Improvement Value of \$1,059,300.

4:00 PM

Citgo Petroleum Corp.  
Jim Fowler with Citgo, appeared  
Parcel ID 093 07 0 028.00  
720 Davidson St, Nashville TN 37213

Motion to No Change the Total value of \$19,967,200, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$19,811,000 and Improvement Value of \$156,200.

VII. Adjournment

Motion to adjourn by Alexa Coulton Backner, second by Lori Caste, unanimously approved.

Meeting adjourned 4:17 PM.

**ATTEST:**

**APPROVED:**

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