



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday July 28, 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, 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 21, 2025, and Tuesday July 22, 2025, Motion by Lori Caste, second by Alexa Coulton Backner, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Oxford Century Farms Apartments, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 174 06 0A 001.00
2141 Century Farms Pkwy, Antioch TN 37013

Motion to Change the Total value to \$34,680,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$6,042,800 and Improvement Value reduced to \$28,637,200.

Oxford Century Farms Apartments, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 174 06 0A 002.00
2141 Century Farms Pkwy, Antioch TN 37013

Motion to Change the Total value to \$19,635,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$3,170,100 and Improvement Value reduced to \$16,464,900.

Oxford Century Farms Apartments, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 174 06 0A 003.00
2141 Century Farms Pkwy, Antioch TN 37013

Motion to Change the Total value to \$16,065,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$2,717,200 and Improvement Value reduced to \$13,347,800.

Oxford Century Farms Apartments, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 174 06 0A 004.00
2141 Century Farms Pkwy, Antioch TN 37013

Motion to Change the Total value to \$14,280,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$2,415,300 and Improvement Value reduced to \$11,864,700.

8:45 AM

Jeon Investment LLC
Austin Jeon, appeared
Parcel ID 043 13 0 132.00
500 Old Hickory Blvd, Madison TN 37115

Motion to Change the Total value to \$481,250, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$105,000 and Improvement Value reduced to \$376,250.

Jeon Investment LLC
Austin Jeon, appeared
Parcel ID 091 14 0 175.00
338 White Bridge Pike, Nashville TN 37209

Motion to No Change the Total value of \$1,008,300, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$784,100 and Improvement Value of \$224,200.

9:00 AM

Mastran Properties, LLC
Caren Nichol with Evans and Petree, appeared
Parcel ID 092 16 0 321.00
903 18th Ave S, Nashville TN 37212

Both the appellant's representative and the Staff appraiser from the Office of the Assessor of Property agreed to a value. Motion to Change the Total value to \$5,000,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$3,850,600 and Improvement Value reduced to \$1,149,400.

Mastran Properties, LLC
Caren Nichol with Evans and Petree, appeared
Parcel ID 104 04 0 073.00
65 Music Sq W, Nashville TN 37203

Both the appellant's representative and the Staff appraiser from the Office of the Assessor of Property agreed to a value. Motion to Change the Total value to \$10,725,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$5,876,000 and Improvement Value reduced to \$4,849,000.

9:15 AM

Robert Lee Graham Revocable Living Trust
Robert Graham, appeared
Parcel ID 119 09 0 229.00
2920 Harlin Dr, Nashville TN 37211

Motion to No Change the Total value of \$439,700, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$435,600 and Improvement Value of \$4,100.

9:30 AM

Diane Richey Haupt
Parcel ID 104 04 0 148.00
1110 17th Ave S, Nashville TN 37212

Appeal was moved to 4:00 PM

9:45 AM

The Fontanel, LLC
Clinton Holcomb, appeared
Parcel ID 049 00 0 140.00
4225 Whites Creek Pike, Whites Creek TN 37189

Motion to No Change the Total value of \$5,749,425, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,568,825 and Improvement Value of \$4,160,600.

Clinton Holcomb
Clinton Holcomb, appeared
Parcel ID 173 16 0A 200.00
3524 Chandler Cove Way, Antioch TN 37013

Motion to No Change the Total value of \$474,300, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$82,000 and Improvement Value of \$392,300.

10:15 AM

Bentley Investments, LLC
Justin Prince, appeared
Parcel ID 082 12 0 039.00
106 Neill Ave, Nashville TN 37206

Motion to No Change the Total value of \$466,100, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$207,000 and Improvement Value of \$259,100.

Bentley Investments, LLC
Justin Prince, appeared
Parcel ID 083 09 0 089.00
1107 Forest Ave, Nashville TN 37206

Motion to Change the Classification to Residential and a Motion to No Change the Total value of \$785,900, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$399,000 and Improvement Value of \$386,900.

JJD OZ Fund, LLC
Justin Prince, appeared
Parcel ID 105 01 3S 001.00
1074 Archer St, Nashville TN 37203

Motion to continue this parcel to allow for a Field Review to determine the square footage of the property, by Lori Caste, second by Alexa Coulton Backner, unanimously approved.

JJD OZ Fund, LLC
Justin Prince, appeared
Parcel ID 105 01 3S 002.00
1076 Archer St, Nashville TN 37203

Motion to continue this parcel to allow for a Field Review to determine the square footage of the property, by Lori Caste, second by Alexa Coulton Backner, unanimously approved.

Bentley Investments, LLC
Justin Prince, appeared
Parcel ID 105 07 0 366.00
124 Rains Ave, Nashville TN 37203

Motion to Change the Total value to \$628,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$468,800 and Improvement Value reduced to \$159,200.

Justin Chapman Prince and Rachel Brooke Prince
Justin Prince, appeared
Parcel ID 144 05 0 006.00
1317 Chickering Rd, Nashville TN 37215

Motion to continue this parcel to allow for a Field Review to determine the square footage of the property, by Lori Caste, second by Alexa Coulton Backner, unanimously approved.

Justin C. Prince
Justin Prince, appeared
Parcel ID 105 14 0 079.00
2204 8th Ave S, Nashville TN 37204

Motion to Change the Total value to \$2,000,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,633,500 and Improvement Value reduced to \$366,500.

10:45 AM

Forty Plus, LLC
Brian Olin, appeared
Parcel ID 093 07 0 042.00
301 Crutcher St, Nashville TN 37213

Motion to Change the Total value to \$12,800,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$12,638,900 and Improvement value of \$161,100.

11:00 AM

Mary Allegra & Edward A. Allegra
Parcel ID 142 14 0 103.00
721 Myhr Dr, Nashville TN 37221

Appellants did not show up

11:15 AM

Steven E. Wilson
Will Smith with Colliers International, appeared
Parcel ID 082 13 0 359.00
940 3rd Ave N, Nashville TN 37201

Motion to Change the Total value to \$3,346,000, by Lori Caste, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$3,324,700 and Improvement value of \$21,300.

11:30 AM

Cannon Partners, LLC
Danielle Egen with Cannon Partners, LLC
Parcel ID 104 04 0 133.00
1008 17th Ave S, Nashville TN 37210

Motion to continue this parcel to allow for a Field Review, by Lori Caste, second by Alexa Coulton Backner, unanimously approved.

This concluded the morning session at 12:05 PM. The Board recessed until the 1:00 PM session. Motion by Lori Caste, second by Alexa Coulton Backner, unanimously approved.

VI. Roll Call

Members present included: Ms. Deb Dawson, Ms. Mia Parker, Mr. Carnell Scruggs, and Mr. John Green. Also present were Herman Ruben, and Joel Phillips with the Office of the Property Assessor.

1:00 PM

Terry L. Coker
Terry Coker and Bill Acree, appeared
Parcel ID 095 12 0A 227.00
2621 Airwood Dr, Nashville TN 37214

Motion to No Change the Total Land value of \$1,039,500, by John Green, second by Mia Parker, unanimously approved. Land value of \$1,039,500.

Terry L. Coker
Terry Coker and Bill Acree, appeared
Parcel ID 104 06 0 187.00
3205 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$3,449,600, by John Green, second by Mia Parker, unanimously approved. Land value of \$2,730,000 and Improvement value of \$719,600.

1:15 PM

Henry H Maupin, Jr. FAM TRT & Roberta P H Maupin Revocable Trust
Roberta Paula Hicks Maupin, Trustee appeared
Parcel ID 095 16 0 002.00
2518 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total value of \$1,580,700, by John Green, second by Mia Parker, unanimously approved. Land value of \$1,578,000 and Improvement value of \$2,700.

Henry H Maupin, Jr. FAM TRT & Roberta P H Maupin Revocable Trust
Roberta Paula Hicks Maupin, Trustee appeared
Parcel ID 095 16 0 003.00
2522 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total value of \$1,473,800, by John Green, second by Mia Parker, unanimously approved. Land value of \$1,100,000 and Improvement value of \$373,800.

1:45 PM

Lewis L Laska
Jenna Laska, appeared
Parcel ID 063 00 0 017.00
1700 Neelys Bend Rd, Madison TN 37115

Motion to No Change the Total value of \$852,400, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$340,800 and Improvement value of \$511,600.

2:00 PM

Lewis L Laska
Jenna Laska, appeared
Parcel ID 093 06 3 010.00
142 Rosa L Parks Blvd, Nashville TN 37203

Motion to Change the Total value to \$3,757,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value reduced to \$3,742,700 and Improvement value of \$14,300.

Lewis L Laska
Jenna Laska, appeared
Parcel ID 105 11 0 275.00
520 Benton Ave, Nashville TN 37204

Motion to No Change the Total Land value of \$600,000, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$600,000.

2:30 PM

WK3, LLC
William Kantz and James Roberts, appeared
Parcel ID 066 00 0 084.00
5750 River Trce, Nashville TN 37218

Motion to Change the Total Land value to \$75,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$75,000.

WK2 Irrevocable Trust
William Kantz and James Roberts, appeared
Parcel ID 066 00 0 086.00
5774 River Trce, Nashville TN 37218

Motion to Change the Total Land value to \$75,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$75,000.

WK2 Irrevocable Trust
William Kantz and James Roberts, appeared
Parcel ID 066 00 0 088.00
5762 River Trce, Nashville TN 37218

Motion to Change the Total Land value to \$75,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$75,000.

WK3, LLC
William Kantz and James Roberts, appeared
Parcel ID 066 00 0 090.00
5788 River Trce, Nashville TN 37218

Motion to Change the Total Land value to \$75,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$75,000.

3:30 PM

Fogg Street Investment Partnership
William Kantz and James Roberts, appeared
Parcel ID 093 14 0 605.00
706 7th Ave S, Nashville TN 37203

Motion to Change the Total Land value to \$1,200,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value reduced to \$1,200,000.

3:45 PM

Thelma Louise Treherne
Thelma Treherne, appeared
Parcel ID 092 11 0 331.00
333 Arena Ave, Nashville TN 37203

Motion to No Change the Total value of \$1,831,300, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$1,640,000 and Improvement value of \$191,300.

4:00 PM

Diane Richey Haupt
Diane Haupt, appeared
Parcel ID 104 04 0 148.00
1110 17th Ave S, Nashville TN 37212

Motion to No Change the Total value of \$1,960,900, by Mia Parker, second by John Green, unanimously approved. Land value of \$1,950,000 and Improvement value of \$10,900.

VII. Adjournment

Motion to adjourn by John Green, second by Mia Parker, unanimously approved.

Meeting adjourned 4:36 PM.

ATTEST:

APPROVED:
