



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday July 31, 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. Alexa Coulton Backner, Mr. John Green, and Mr. Roger Farmer. Also present were Herman Ruben, and Elias Anderson with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

Richland South, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 090 12 0 361.00
6225 Robertson Ave, Nashville TN 37209

Motion to No Change the Total value of \$1,059,500, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value of \$667,500 and Improvement value of \$392,000.

DV Nashville Parking, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 092 12 0 351.00
224 15th Ave N, Nashville TN 37203

Motion to Change the Total Land value to \$1,059,500, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$1,059,500.

DV Nashville Parking, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 092 12 0 352.00
222 15th Ave N, Nashville TN 37203

Motion to Change the Total Land value to \$311,600, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$311,600.

DV Nashville Parking, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 092 12 0 353.00
220 15th Ave N, Nashville TN 37203

Motion to Change the Total Land value to \$1,205,400, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$1,205,400.

DV Nashville Parking, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 092 12 0 354.00
218 15th Ave N, Nashville TN 37203

Motion to Change the Total Land value to \$1,184,800, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$1,184,800.

DV Nashville Parking, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 092 12 0 355.00
216 15th Ave N, Nashville TN 37203

Motion to Change the Total Land value to \$1,265,700, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$1,265,700.

DV Nashville Parking, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 092 12 0 356.00
212 15th Ave N, Nashville TN 37203

Motion to Change the Total Land value to \$2,073,300, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$2,073,300.

DV Nashville Parking, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 092 12 0 357.00
210 15th Ave N, Nashville TN 37203

Motion to Change the Total Land value to \$1,186,900, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$1,186,900.

1418 Church Street Nashville, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 092 12 0 358.00
1418 Church St, Nashville TN 37203

Motion to Change the Total value to \$2,130,000, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,869,000 and Improvement Value reduced to \$261,000.

DV Nashville Parking, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 092 12 0 359.00
1414 Church St, Nashville TN 37203

Motion to Change the Total Land value to \$1,712,800, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$1,712,800.

CRS Realty III, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 095 13 0 013.00
1914 Elm Tree Dr, Nashville TN 37210

Motion to No Change the Total value of \$6,530,600, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value of \$2,400,000 and Improvement value of \$4,130,600.

Richland South, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 149 03 0E 001.00
2528 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$2,540,000, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value of \$607,700 and Improvement value reduced to \$1,932,300.

Richland South, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 162 15 0A 001.00
0 Bell Rd, Nashville TN 37211

Motion to Change the Total Land value to \$3,855,000, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$3,855,000.

Richland South, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 162 15 0A 900.00
0 Bell Rd, Nashville TN 37211

Motion to Change the Total Land value to \$4,323,000, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$4,323,000.

Walia, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 175 00 0 129.00
12610 Old Hickory Blvd, Antioch TN 37013

Motion to No Change the Total Land value of \$1,327,900, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,327,900.

Walia, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 175 00 0 130.00
0 Old Hickory Blvd, Antioch TN 37013

Motion to No Change the Total Land value of \$1,327,900, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,327,900.

Walia, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 183 00 0 152.00
1519 Heil Quaker Blvd, LaVergne TN 37086

Motion to No Change the Total value of \$5,783,700, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,932,000 and Improvement value of \$3,851,700.

Walia, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 183 00 0 179.00
1551 Heil Quaker Blvd, LaVergne TN 37086

Motion to Change the Total value to \$5,150,000, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,962,000 and Improvement value reduced to \$3,188,000.

Walia, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 183 00 0 180.00
1535 Heil Quaker Blvd, LaVergne TN 37086

Motion to Change the Total value to \$2,501,000, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value of \$1,242,000 and Improvement value reduced to \$1,259,000.

Walia, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 183 00 0 181.00
1541 Heil Quaker Blvd, LaVergne TN 37086

Motion to Change the Total Land value to \$1,019,400, by John Green, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$1,019,400.

This concluded the morning session at 11:07 AM. The Board recessed until the 1:00 PM session. Motion by John Green, second by Alexa Coulton Backner, 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 not 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

Cracker Barrel Old Country Store, Inc.
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 019 14 0 009.00
235 Long Hollow Pike, Goodlettsville TN 37072

Motion to No Change the Total value of \$3,278,200, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$1,256,900 and Improvement value of \$2,021,300.

Rudy Properties
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 062 00 0 119.00
2406 Music Valley Dr, Nashville TN 37214

Motion to No Change the Total value of \$3,513,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$1,322,500 and Improvement value of \$2,190,500.

Richland South, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 082 02 0 094.00
1014 Whites Creek Pike, Nashville TN 37207

Motion to No Change the Total value of \$1,414,700, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$766,600 and Improvement value of \$648,100.

6124 Robertson Avenue Partners, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 091 09 0 311.00
6124 Robertson Ave, Nashville TN 37209

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

5th Ave Property, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 093 15 0 160.00
822 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total value of \$4,074,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$4,004,000 and Improvement value of \$70,000.

5th Ave Property, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 093 15 0 382.00
818 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total value of \$1,375,600, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$1,364,000 and Improvement value of \$11,600.

5th Ave Property, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 093 15 0 381.00
826 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total value of \$2,667,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$2,640,000 and Improvement value of \$27,000.

Cracker Barrel Old Country Store, Inc.
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 097 00 0 131.00
3454 Percy Priest Dr, Nashville TN 37214

Motion to No Change the Total value of \$3,054,300, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$886,000 and Improvement value of \$2,168,300.

Cracker Barrel Old Country Store, Inc.
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 102 14 0 006.00
6941 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$3,728,100, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$2,083,800 and Improvement value of \$1,644,300.

David M. Bailey Sr.
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 107 00 0 104.00
1835 Air Lane Dr, Nashville TN 37210

Motion to No Change the Total value of \$7,367,800, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$4,200,000 and Improvement value of \$3,167,800.

ORO Hotels, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 114 00 0 172.00
627 Old Hickory Blvd, Nashville TN 37209

Motion to Change the Total value to \$14,520,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$1,751,100 and Improvement value reduced to \$12,768,900.

Schusterman Enterprises, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 118 08 0 178.00
2601 Winford Ave, Nashville TN 37211

Motion to Change the Total value to \$4,860,000, by Mia Parker, second by Michael Milliner,
unanimously approved. Land value of \$2,165,800 and Improvement value reduced to \$2,694,200.

655 Melrose Partners
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 118 08 0 263.00
655 Melrose Ave, Nashville TN 37211

Motion to Change the Total value to \$5,370,000, by Michael Milliner, second by Mia Parker, unanimously
approved. Land value reduced to \$2,640,400 and Improvement value of \$2,729,600.

Cracker Barrel Associates LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 132 15 0 059.00
4323 Sidco Dr, Nashville TN 37204

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

Mousavi Properties, LLC
Aaron Davis with Property Tax Services Group, LLC appeared
Parcel ID 162 00 0 248.00
1635 Bell Rd, Nashville TN 37211

Motion to Change the Total value to \$2,148,000, by Mia Parker, second by Michael Milliner,
unanimously approved. Land value reduced to \$2,147,900 and Improvement value of \$100.

VII. Adjournment

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

Meeting adjourned 4:09 PM.

ATTEST:

APPROVED:
