



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday August 4, 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, Dr. Truitt Ellis, and Ms. Deb Dawson. 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

West Iris Realty, LLC

Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared

Parcel ID 071 14 0 111.00

1308 Baptist World Center Dr., Nashville TN 37207

Motion to No Change the Total value of \$1,998,400, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$1,452,500 and Improvement Value of \$545,900.

West Iris Realty, LLC

Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared

Parcel ID 071 14 0 116.00

1314 Baptist World Center Dr., Nashville TN 37207

Motion to No Change the Total value of \$856,100, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$633,200 and Improvement Value of \$222,900.

West Iris Realty, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 071 14 0 119.00
1320 Baptist World Center Dr., Nashville TN 37207

Motion to No Change the Total Land value of \$152,800, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$152,800.

West Iris Realty, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 071 14 0 120.00
1322 Baptist World Center Dr., Nashville TN 37207

Motion to No Change the Total Land value of \$297,900, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$297,900.

West Iris Realty, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 071 14 0 296.00
16 Lucile St, Nashville TN 37207

Motion to Change the Total Land value to \$725,000, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value reduced to \$725,000.

West Iris Realty, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 093 02 0 002.00
600 4th Ave N, Nashville TN 37219

Motion to Change the Total value to \$3,600,000, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value reduced to \$3,599,900 and Improvement value of \$100.

417 Broadway Owner, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 093 06 3 110.00
417 Broadway, Nashville TN 37203

At the request of the appellant, this appeal is being continued to the docket for Evans and Petree, P.C., to a date to be determined, Motion by Lori Caste, second by Truitt Ellis, unanimously approved.

644 Fogg Partners, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 093 14 0 319.00
644 Fogg St, Nashville TN 37203

Motion to No Change the Total value of \$2,036,700, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$2,015,000 and Improvement value of \$21,700.

West Iris Realty, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 104 02 0 127.00
120 Acklen Park Dr, Nashville TN 37203

Motion to Change the Total Land value to \$1,200,000, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value reduced to \$1,200,000.

West Iris Realty, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 118 07 0 105.00
623 W Iris Dr, Nashville TN 37204

Motion to Change the Total value to \$4,356,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value reduced to \$4,334,300 and Improvement value of \$21,700.

West Iris Realty, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 118 07 0E 001.00
629 W Iris Dr #1, Nashville TN 37204

Motion to Change the Total value to \$784,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$160,000 and Improvement value reduced to \$624,000.

IT Realty, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 118 07 0E 002.00
629 W Iris Dr #2, Nashville TN 37204

Motion to Change the Total value to \$791,600, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$160,000 and Improvement value reduced to \$631,600.

Lyric Lane, A Series, LLC of IT Realty, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 118 07 0E 003.00
629 W Iris Dr #3, Nashville TN 37204

Motion to Change the Total value to \$791,600, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$160,000 and Improvement value reduced to \$631,600.

Franklin Retreat House, A Series, LLC of IT Realty, LLC
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 118 07 0E 004.00
629 W Iris Dr #4, Nashville TN 37204

Motion to Change the Total value to \$791,600, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$160,000 and Improvement value reduced to \$631,600.

IT Realty, LLC The Tin Cup
Iyla Toshinskiy, Owner and Josh Lee with Thompson & Burton, appeared
Parcel ID 118 07 0E 005.00
629 W Iris Dr #5, Nashville TN 37204

Motion to Change the Total value to \$784,600, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$160,000 and Improvement value reduced to \$624,600.

10:15 AM

The Joy at 14th, LLC
Josephine Saffert, appeared
Parcel ID 070 15 0 003.00
2424 14th Ave N, Nashville TN 37208

Motion to No Change the Total value of \$1,929,600, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value increased to \$1,929,500 and Improvement Value reduced to \$100.

10:30 AM

Thomas Haehn
Thomas Haehn, appeared
Parcel ID 041 12 0 014.00
1109 Bell Grimes Ln, Nashville TN 37207

Motion to continue to allow for a Field Review, by Lori Caste, second by Truitt Ellis,
unanimously approved.

Thomas B. Haehn
Thomas Haehn, appeared
Parcel ID 051 08 0 143.00
236 E Palestine Ave, Madison TN 37115

Motion to Change the Total value to \$436,000, by Truitt Ellis, second by Lori Caste,
unanimously approved. Land value of \$103,500 and Improvement value reduced to \$332,500.

Thomas B. Haehn
Thomas Haehn, appeared
Parcel ID 061 04 0 022.00
4907 Ruskin Ave, Nashville TN 37216

Motion to Change the Total value to \$536,000, by Truitt Ellis, second by Lori Caste,
unanimously approved. Land value of \$330,000 and Improvement value reduced to \$206,000.

Thomas Haehn
Thomas Haehn, appeared
Parcel ID 061 06 0 171.00
4301 Graycroft Ave, Nashville TN 37216

Motion to No Change the Total value of \$419,900, by Truitt Ellis, second by Lori Caste,
unanimously approved. Land value of \$160,000 and Improvement value of \$259,900.

Thomas Haehn
Thomas Haehn, appeared
Parcel ID 062 09 0 008.00
3631 Brush Hill Rd, Nashville TN 37216

Motion to No Change the Total value of \$530,300, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$381,300 and Improvement value of \$149,000.

Thomas Haehn
Thomas Haehn, appeared
Parcel ID 071 11 0 217.00
1412 Pennock Ave, Nashville TN 37207

Motion to No Change the Total value of \$538,400, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$300,000 and Improvement value of \$238,400.

Thomas Haehn
Thomas Haehn, appeared
Parcel ID 071 16 0 261.00
1208 N 8th St, Nashville TN 37207

Motion to Change the Total value to \$313,000, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value reduced to \$222,100 and Improvement value of \$90,900.

Thomas Haehn
Thomas Haehn, appeared
Parcel ID 072 05 0 078.00
910 Elvira Ave, Nashville TN 37216

Motion to No Change the Total value of \$361,400, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$228,000 and Improvement value of \$133,400.

Thomas Haehn
Thomas Haehn, appeared
Parcel ID 072 10 0 107.00
2623 Gallatin Pike, Nashville TN 37216

Motion to Change the Total value to \$850,000, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value reduced to \$778,800 and Improvement value of \$71,200.

Thomas Haehn
Thomas Haehn, appeared
Parcel ID 073 06 0 030.00
3816 Moss Rose Dr, Nashville TN 37216

Motion to Change the Total value to \$730,000, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$469,800 and Improvement value reduced to \$260,200.

Thomas Haehn
Thomas Haehn, appeared
Parcel ID 082 08 0 426.00
821 N 6th St, Nashville TN 37207

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

Thomas B. Haehn
Thomas Haehn, appeared
Parcel ID 083 03 0 023.00
100 Creighton Ave, Nashville TN 37206

Motion to No Change the Total value of \$460,800, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$300,000 and Improvement value of \$160,800.

Thomas Haehn
Thomas Haehn, appeared
Parcel ID 182 12 0A 029.00
617 Applejack Ct, Antioch TN 37013

Motion to Change the Total value to \$400,000, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$99,000 and Improvement value reduced to \$301,000.

This concluded the morning session at 12:37 PM. The Board recessed until the 1:00 PM session. Motion by Truitt Ellis, second by Lori Caste, unanimously approved.

VI. Roll Call

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

****NOTE**** Due to the Chair nor Vice Chair not being present at this meeting, the independent MBOE elected Ms. Melba Jackson, Temporary Chair for this meeting, Motion by Alexa Coulton Backner, second by Mia Parker, unanimously approved.

1:00 PM

Drakes Creek LEC, LLC
Andy Zhu with MFX Ventures, appeared
Carlina Bell with The William Franklin Buchanan Community Development Corporation, appeared
Parcel ID 033 00 0 123.00
204 Safe Harbor Dr, Goodlettsville TN 37072

Motion to Change the Total value to \$6,706,000, by Mia Parker, second by Alexa Coulton Backner, unanimously approved. Land value of \$900,000 and Improvement value reduced to \$5,806,000.

1:30 PM

TAK Properties, LLC
Timothy Ryan with CBRE
Parcel ID 060 00 0 080.00
415 Brick Church Park Dr, Nashville TN 37207

Motion to No Change the Total value of \$8,959,700, by Mia Parker, second by Alexa Coulton Backner, unanimously approved. Land value of \$460,800 and Improvement value of \$8,498,900.

Charles W. Hawkins, III, TR.
Timothy Ryan with CBRE
Parcel ID 060 00 0 086.00
400 Brick Church Park Dr, Nashville TN 37207

Motion to Change the Total value to \$9,580,000, by Mia Parker, second by Alexa Coulton Backner, unanimously approved. Land value of \$426,200 and Improvement value reduced to \$9,153,800.

565 Brick Church, LLC
Timothy Ryan with CBRE
Parcel ID 060 00 0 095.00
565 Brick Church Park Dr, Nashville TN 37207

Motion to Change the Total value to \$9,390,000, by Mia Parker, second by Alexa Coulton Backner, unanimously approved. Land value of \$513,600 and Improvement value reduced to \$8,876,400.

SMIV 315 Deaderick Street, LLC
Timothy Ryan with CBRE
Parcel ID 093 02 3 081.00
300 Union St, Nashville TN 37201

Motion to No Change the Total value of \$144,469,800, by Mia Parker, second by Alexa Coulton Backner, unanimously approved. Land value of \$39,718,500 and Improvement value of \$104,751,300.

RLJ Art Nashville, LLC
Timothy Ryan with CBRE
Parcel ID 093 02 3 159.00
221 2ND Ave N, Nashville TN 37201

Motion to Change the Total value to \$51,990,000, by Mia Parker, second by Alexa Coulton Backner, unanimously approved. Land value of \$7,205,000 and Improvement value reduced to \$44,785,000.

Kimberly Lott Peacock and Jeff Slaughter Lott
Timothy Ryan with CBRE
Parcel ID 134 14 0 040.00
3325 Perimeter Hill Dr, Nashville TN 37211

Motion to Change the Total value to \$4,920,000, by Alexa Coulton Backner, second by Mia Parker, unanimously approved. Land value of \$1,951,500 and Improvement value reduced to \$2,968,500.

3:00 PM

D & B Land Company
Gordon Denney, appeared
Parcel ID 064 16 0 057.00
4442 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$1,500,000, by Alexa Coulton Backner, second by Mia Parker, unanimously approved. Land value of \$694,800 and Improvement value reduced to \$805,200.

3:15 PM

David C. Whitson & Camille F. Whitson
David Whitson, appeared
Parcel ID 148 00 0 070.00
3278 Franklin Limestone Rd, Antioch TN 37013

Motion to Change the Total Land value to \$153,000, by Mia Parker, second by Alexa Coulton Backner, unanimously approved. Land value reduced to \$153,000.

VII. Adjournment

Motion to adjourn by Mia Parker, second by Alexa Coulton Backner, unanimously approved.

Meeting adjourned 3:41 PM.

ATTEST:

APPROVED:
