



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday August 11, 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. Melba Jackson, and Mr. Carnell Scruggs. Also present were Herman Ruben, and Joel Phillips with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the MBOE elected Ms. Melba Jackson, Temporary Chair, for this meeting, Motion by Lori Caste, second by Carnell Scruggs.

III. Review and Approval of Minutes: Approval of the minutes from the meeting Monday August 4, 2025, and Tuesday August 5, 2025, Motion by Lori Caste, second by Carnell Scruggs, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Ascend Federal Credit Union
Josh Sudbury with Ascend Federal Credit Union, appeared
Parcel ID 092 12 0 041.00
1901 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total value of \$15,538,700, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$13,340,300 and Improvement value of \$2,198,400.

Ascend Federal Credit Union
Josh Sudbury with Ascend Federal Credit Union, appeared
Parcel ID 117 15 0 169.00
1915 Glen Echo Rd, Nashville TN 37215

Motion to No Change the Total value of \$5,022,700, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$3,746,000 and Improvement value of \$1,276,700.

9:00 AM

VTR Brentwood, LLC
Debbie Moore with JLL, appeared
Parcel ID 161 00 0 187.00
5436 Edmondson Pike, Nashville TN 37211

Motion to Change the Total value to \$7,580,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,961,800 and Improvement Value reduced to \$5,618,200.

9:15 AM

Great Southern Investors, LLC
Ed Darnell and Tom Hoover, appeared
Parcel ID 094 10 0 010.00
1044 Omohundro Pl, Nashville TN 37210

Motion to No Change the Total value of \$1,561,300, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,386,000 and Improvement Value of \$175,300.

TSH Investments, LLC
Ed Darnell and Tom Hoover, appeared
Parcel ID 117 15 0 157.00
2019 Richard Jones Rd, Nashville TN 37215

Motion to No Change the Total value of \$7,818,200, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$6,621,200 and Improvement Value of \$1,197,000.

Tidewater Associates, Inc.
Ed Darnell and Tom Hoover, appeared
Parcel ID 135 00 0 034.00
0 Franklin Limestone Rd, Nashville TN 37217

Motion to Change the Total Land value to \$135,600, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$135,600.

Ephriam H. Hoover, III ET AL
Ed Darnell and Tom Hoover, appeared
Parcel ID 163 00 0 270.00
0 Rice Rd, Antioch TN 37013

Motion to No Change the Total Land value of \$284,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$284,000.

Tidewater Associates, Inc.
Ed Darnell and Tom Hoover, appeared
Parcel ID 164 00 0 001.00
3021 Murfreesboro Pike, Antioch TN 37013

Motion to No Change the Total value of \$4,215,500, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$3,568,600 and Improvement value of \$646,900.

Tidewater Associates, Inc.
Ed Darnell and Tom Hoover, appeared
Parcel ID 164 00 0 002.00
3131 Murfreesboro Pike, Antioch TN 37013

Motion to No Change the Total Land value of \$485,200, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$485,200.

Paul Anthony Hoover, ET AL
Ed Darnell and Tom Hoover, appeared
Parcel ID 164 00 0 004.00
0 Murfreesboro Pike, Antioch TN 37013

Motion to No Change the Total Land value of \$146,300, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$146,300.

Paul Anthony Hoover, ET AL
Ed Darnell and Tom Hoover, appeared
Parcel ID 164 00 0 007.00
0 Mt View Rd, Antioch TN 37013

Motion to No Change the Total Land value of \$167,400, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$167,400.

Paul Anthony Hoover, ET AL
Ed Darnell and Tom Hoover, appeared
Parcel ID 164 00 0 008.00
5791 Santi Ln, Antioch TN 37013

Motion to No Change the Total Land value of \$115,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$115,000.

Paul Anthony Hoover, ET AL
Ed Darnell and Tom Hoover, appeared
Parcel ID 164 00 0 169.00
0 Mt View Rd, Antioch TN 37013

Motion to No Change the Total Land value of \$102,500, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$102,500.

Tidewater Associates, Inc.
Ed Darnell and Tom Hoover, appeared
Parcel ID 164 00 0 172.00
3123 Murfreesboro Pike, Antioch TN 37013

Motion to Change the Total value to \$406,200, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$406,100 and Improvement value reduced to \$100.

Tidewater Associates, Inc.
Ed Darnell and Tom Hoover, appeared
Parcel ID 164 00 0 256.00
3015 Murfreesboro Pike, Antioch TN 37013

Motion to No Change the Total value of \$480,900, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value of \$286,000 and Improvement value of \$194,900.

11:15 AM

First Jordon FLP, Trustee
Jacob Murrell, Property Manager and Sandi Irons, Appraiser, appeared
Parcel ID 044 05 0 152.00
103 Newell Ave, Old Hickory TN 37138

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

131 15th Av Trust, L & O Farms, FLP, Trustee
Jacob Murrell, Property Manager and Sandi Irons, Appraiser, appeared
Parcel ID 092 08 0 305.00
313 15th Ave N, Nashville TN 37203

Motion to Change the Total value to \$705,000, by Lori Caste, second by Carnell Scruggs,
unanimously approved. Land value reduced to \$605,000 and Improvement value reduced to \$100,000.

11:30 AM

150 Athens Way, LLC
Glynn Dowdle, appeared
Parcel ID 070 12 0 004.00
150 Athens Way, Nashville TN 37228

Motion to Change the Total value to \$2,250,000, by Carnell Scruggs, second by Lori Caste,
unanimously approved. Land value of \$731,900 and Improvement value reduced to \$1,518,100.

This concluded the morning session at 11:45 PM. The Board recessed until the 1:00 PM session. Motion by
Lori Caste, second by Carnell Scruggs, unanimously approved.

VI. Roll Call

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

1:00 PM

Neighborhood Holdings, LLC
Justin Leach, appeared
Parcel ID 072 13 0 387.00
1104 Chester Ave, Nashville TN 37206

Motion to No Change the Total value of \$655,000, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$621,000 and Improvement value of \$34,000.

Neighborhood Holdings, LLC
Justin Leach, appeared
Parcel ID 072 13 0 390.00
2411 Gallatin Ave, Nashville TN 37206

Motion to No Change the Total value of \$1,450,800, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$1,292,000 and Improvement value of \$158,800.

Justin W. Leach & Kerry D. Leach
Justin Leach, appeared
Parcel ID 092 12 0 350.00
227 15th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$1,237,800, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$1,200,000 and Improvement value of \$37,800.

1:45 PM

DM Nashville Airport, LLC
Raj Shah to appear
Parcel ID 095 00 0 116.00
412 Royal Pkwy, Nashville TN 37214

Appellant did not show up.

2:00 PM

Schatten Family Partners, L.P. ET AL
Joe Mishkin, appeared
Parcel ID 104 16 0 415.00
2116 21st Ave S, Nashville TN 37212

Motion to No Change the Total value of \$3,458,600, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$3,402,800 and Improvement value of \$55,800.

2:15 PM

Patrick K. Neuman & Karen Lelah Neuman
Patrick Neuman, appeared
Parcel ID 104 01 0 391.00
3500 Wrenwood Dr, Nashville TN 37205

Motion to No Change the Total value of \$499,000, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$475,000 and Improvement value of \$24,000.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 001.00
3518 Nebraska Ave, Nashville TN 37205

Motion to Change the Total value to \$474,696, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$84,000 and Improvement value reduced to \$390,696.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 002.00
422 Acklen Park Dr #101, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 003.00
422 Acklen Park Dr #102, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 004.00
422 Acklen Park Dr #103, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 005.00
422 Acklen Park Dr #104, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 006.00
422 Acklen Park Dr #105, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus,
unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 007.00
422 Acklen Park Dr #106, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus,
unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 008.00
422 Acklen Park Dr #201, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus,
unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 009.00
422 Acklen Park Dr #202, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus,
unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 010.00
422 Acklen Park Dr #203, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus,
unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 011.00
422 Acklen Park Dr #204, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus,
unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 012.00
422 Acklen Park Dr #205, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus,
unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

Big Red Investment Group, LLC
Patrick Neuman, appeared
Parcel ID 104 01 4K 013.00
422 Acklen Park Dr #206, Nashville TN 37209

Motion to Change the Total value to \$166,692, by John Green, second by Sharilyn Pettus,
unanimously approved. Land value of \$84,000 and Improvement value reduced to \$82,692.

3:00 PM

Joseph W. Rawling, ET UX
Stephen Parker, appeared
Parcel ID 021 00 0 161.00
0 Rawlings Rd, Joelton TN 37080

Motion to Change the Total Land value to \$300,000, by John Green, second by Sharilyn Pettus,
unanimously approved. Land value reduced to \$300,000.

3:15 PM

Renas Qasim Gawda & Zhyan Jasim Yahya
Renas Gawda, appeared
Parcel ID 119 01 0 237.00
2223 Foster Ave, Nashville TN 37210

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

3:30 PM

Rosedale Investment Properties, LLC
Shay Williams to appear
Parcel ID 118 03 0 068.00
563 Rosedale Ave, Nashville TN 37211

Rosedale Investment Properties, LLC
Shay Williams to appear
Parcel ID 118 03 0 069.00
559 Rosedale Ave, Nashville TN 37211

The appellant did not show up for these parcels.

3:45 PM

CGS Stores, LLC
Cameron Meadows with Intax National Property Tax Solutions, appeared
Parcel ID 080 00 0 044.00
6420 Centennial Blvd, Nashville TN 37209

Motion to Change the Total value to \$5,250,000, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$1,025,400 and Improvement value reduced to \$4,224,600.

Mole-Richardson Co., LTD
Cameron Meadows with Intax National Property Tax Solutions, appeared
Parcel ID 095 14 0 110.00
2000 Elm Hill Pike, Nashville TN 37210

Motion to Change the Total value to \$3,980,000, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$3,072,000 and Improvement value reduced to \$908,000.

Realty Income Corp.
Cameron Meadows with Intax National Property Tax Solutions, appeared
Parcel ID 142 00 0 237.00
7613 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$2,730,000, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$1,854,900 and Improvement value reduced to \$875,100.

D7-6, LLC
Cameron Meadows with Intax National Property Tax Solutions, appeared
Parcel ID 155 00 0 299.00
8215 Highway 100, Nashville TN 37221

Motion to Change the Total value to \$2,430,000, by John Green, second by Sharilyn Pettus, unanimously approved. Land value of \$1,207,500 and Improvement value reduced to \$1,222,500.

VII. Adjournment

Motion to adjourn by John Green, second by Sharilyn Pettus, unanimously approved.

Meeting adjourned 4:16 PM.

ATTEST:

APPROVED:
