



## **MINUTES**

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

**Tuesday September 9, 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, Mr. John Green, and Ms. Deb Dawson. Also present were Herman Ruben, and Nathan Burton, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

Mary R. Singleton  
Mary Singleton, appeared  
Parcel ID 118 05 0 123.00  
921 Kirkwood Ave, Nashville TN 37204

Motion to Change the Total value to \$1,400,000, by Lori Caste, second by John Green, unanimously approved. Land value of \$616,000 and Improvement Value reduced to \$784,000.

8:45 AM

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 060 12 0 086.00  
109 Alhambra Cir, Nashville TN 37207

Motion to No Change the Total value of \$246,200, by John Green, second by Lori Caste, unanimously approved. Land value of \$175,800 and Improvement Value of \$70,400.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 060 16 0 046.00  
2827 Brunswick Dr, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 061 13 0 004.00  
2581 Bethwood Dr, Nashville TN 37207

Motion to Change the Total value to \$259,500, by Lori Caste, second by John Green, unanimously approved. Land value of \$175,000 and Improvement Value reduced to \$84,500.

Eldon Spraker III  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 061 13 0 005.00  
2585 Bethwood Dr, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 071 08 0 024.00  
307 Duke St, Nashville TN 37207

Motion to No Change the Total value of \$230,400, by John Green, second by Lori Caste, unanimously approved. Land value of \$170,000 and Improvement Value of \$60,400.

Eldon R. Spraker  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 071 08 0 036.00  
335 Duke St, Nashville TN 37207

Motion to Change the Total value to \$300,000, by Lori Caste, second by John Green, unanimously approved. Land value of \$170,000 and Improvement Value reduced to \$130,000.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 071 08 0 358.00  
517 Edwin St, Nashville TN 37207

Motion to Change the Total value to \$350,000, by Lori Caste, second by John Green,  
unanimously approved. Land value of \$300,000 and Improvement Value reduced to \$50,000.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 071 15 0 089.00  
101 Eastmoreland St, Nashville TN 37207

Motion to Change the Total value to \$201,900, by Lori Caste, second by John Green,  
unanimously approved. Land value reduced to \$157,900 and Improvement Value of \$44,000.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 092 05 0 169.00  
3019 Albion St, Nashville TN 37209

Motion to No Change the Total value of \$325,500, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$180,000 and Improvement Value of \$145,500.

Eldon R. Spraker, III  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 092 09 0 223.00  
409 36<sup>th</sup> Ave N, Nashville TN 37209

Motion to Change the Total value to \$410,000, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$265,000 and Improvement Value reduced to \$145,000.

Eldon R. Spraker  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 103 01 0 093.00  
6014 Hill Cir, Nashville TN 37209

Motion to No Change the Total value of \$517,600, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$412,500 and Improvement Value of \$105,100.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 107 13 0 074.00  
1207 Ainlay Dr, Nashville TN 37217

Motion to Change the Total value to \$335,000, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$64,500 and Improvement Value reduced to \$270,500.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 148 07 0 126.00  
104 Cherokee Pl, Antioch TN 37013

Motion to No Change the Total value of \$266,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$57,000 and Improvement Value of \$209,000.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 162 10 0 148.00  
605 Amelia Dr, Antioch TN 37013

Motion to No Change the Total value of \$276,500, by John Green, second by Lori Caste, unanimously approved. Land value of \$62,100 and Improvement Value of \$214,400.

This concluded the morning session at 11:20 AM. The Board recessed until the 1:00 PM session. Motion by John Green, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Mr. Carnell Scruggs, Mr. Micheal Milliner, and Ms. Melba Jackson. Also present were Herman Ruben, and Nathan Burton 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 Michael Milliner, second by Carnell Scruggs, unanimously approved.

1:00 PM

Eldon R. Spraker, III  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 059 15 0 005.00  
713 Moormans Arm Rd, Nashville TN 37207

Motion to Change the Total value to \$255,000, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$96,800 and Improvement Value reduced to \$158,200.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 071 15 0 134.00  
1325 Meridian St, Nashville TN 37207

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

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 071 15 0 137.00  
1331 Meridian St, Nashville TN 37207

Motion to No Change the Total value of \$443,300, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$300,000 and Improvement Value of \$143,300.

Eldon R. Spraker  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 071 15 0 473.00  
1227 Lischey Ave, Nashville TN 37207

Motion to No Change the Total value of \$377,600, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$330,000 and Improvement Value of \$47,600.

Eldon Spraker, III  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 071 15 0 188.00  
1201 N 5<sup>th</sup> St, Nashville TN 37207

Motion to Change the Total value to \$385,100, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$385,000 and Improvement Value reduced to \$100.

Eldon Spraker, III  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 072 07 0 343.00  
1336 Love Joy Ct, Nashville TN 37216

Motion to Change the Total value to \$421,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value reduced to \$257,300 and Improvement Value reduced to \$163,700.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 082 03 0 115.00  
1113 N 2<sup>nd</sup> St, Nashville TN 37207

Motion to Change the Total value to \$385,000, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$350,000 and Improvement Value reduced to \$35,000.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 082 03 0 132.00  
1001 N 2<sup>nd</sup> St, Nashville TN 37207

Motion to Change the Total value to \$375,100, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$375,000 and Improvement Value reduced to \$100.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 082 03 0 133.00  
913 N 2<sup>nd</sup> St, Nashville TN 37207

Motion to Change the Total value to \$375,100, by Michael Milliner, second by Carnell Scruggs,  
unanimously approved. Land value of \$375,000 and Improvement Value reduced to \$100.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 082 03 0 458.00  
1009 Lischey Ave, Nashville TN 37207

Motion to Change the Total value to \$425,000, by Michael Milliner, second by Carnell Scruggs,  
unanimously approved. Land value of \$375,000 and Improvement Value reduced to \$50,000.

Eldon R. Spraker  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 082 08 0 074.00  
618 A N 9<sup>th</sup> St, Nashville TN 37206

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

Eldon R. Spraker  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 082 08 0 279.00  
708 McFerrin Ave, Nashville TN 37206

Motion to No Change the Total value of \$492,100, by Michael Milliner, second by Carnell Scruggs,  
unanimously approved. Land value of \$207,000 and Improvement Value of \$285,100.

Eldon Spraker, III  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 082 11 0 067.00  
504 N 3<sup>rd</sup> St, Nashville TN 37207

Motion to Change the Total value to \$385,000, by Michael Milliner, second by Carnell Scruggs,  
unanimously approved. Land value of \$375,000 and Improvement Value reduced to \$10,000.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 091 14 0 025.00  
5707 Maxon Ave, Nashville TN 37209

Motion to Change the Total value to \$355,200, by Carnell Scruggs, second by Michael Milliner,  
unanimously approved. Land value reduced to \$252,000 and Improvement Value reduced to \$103,200.

Eldon R. Spraker, III  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 091 14 0 046.00  
5624 O'Brien Ave, Nashville TN 37209

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

Eldon R. Spraker  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 091 14 0 047.00  
5622 O'Brien Ave, Nashville TN 37209

Motion to Change the Total value to \$400,000, by Carnell Scruggs, second by Michael Milliner,  
unanimously approved. Land value of \$148,000 and Improvement Value reduced to \$252,000.

Nashville Rentals II, LLC  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 092 06 0 442.00  
800 Lena St, Nashville TN 37208

Motion to Change the Total value to \$257,000, by Carnell Scruggs, second by Michael Milliner,  
unanimously approved. Land value of \$90,000 and Improvement Value reduced to \$167,000.

Eldon Spraker, III  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 094 01 0 143.00  
1105 Lenore St, Nashville TN 37206

Motion to Change the Total value to \$380,100, by Carnell Scruggs, second by Michael Milliner,  
unanimously approved. Land value of \$380,000 and Improvement Value reduced to \$100.

Eldon R. Spraker, III  
Tonya Morris and Eldon Spraker, appeared  
Parcel ID 105 14 0 144.00  
2215 B Lindell Ave, Nashville TN 37204

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

VII. Adjournment

Motion to adjourn by Micheal Milliner, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 3:27 PM.

**ATTEST:**

**APPROVED:**

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