



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday September 15, 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, Mr. Carnell Scruggs, and Ms. Alexa Backner. Also present were Herman Ruben, and Elias Anderson, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the independent MBOE elected Ms. Alexa Backner, Temporary Chair, Motion by Carnell Scruggs, second by Lori Caste, unanimously approved.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

Madison Residential, LLC
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 042 11 0 081.00
527 Old Hickory Blvd, Madison, TN 37115

Motion to Change the Total value to \$2,570,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$315,00 and Improvement value reduced to \$2,255,000.

Whites Creek Realty Group, LLC
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 049 00 0 313.00
3425 Knight Dr, Whites Creek TN 37189

Motion to Change the Total value to \$8,160,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,455,000 and Improvement value reduced to \$6,705,000.

EXCHANGERIGHT NET Leased Portfolio 37 DST
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 060 04 0 114.00
220 W Maplewood Ln, Nashville TN 37207

Motion to Change the Total value to \$3,330,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,531,000 and Improvement value reduced to \$1,769,000.

Cumberland Behavioral Health, LLC
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 070 12 0 010.00
300 Great Circle Rd, Nashville TN 37228

Motion to No Change the Total value of \$24,462,500, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$9,189,400 and Improvement value of \$15,273,100.

Tennessee Education Association
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 082 14 0 020.00
801 2nd Ave N, Nashville TN 37201

Motion to No Change the Total value of \$23,355,400, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$22,302,800 and Improvement value of \$1,052,600.

Lynnwood Partners
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 091 14 0 177.00
5607 Lenox Ave, Nashville TN 37209

Motion to No Change the Total value of \$5,374,700, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$3,711,300 and Improvement value of \$1,663,400.

Seton Corporation
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 092 11 0 348.00
312 21st Ave N, Nashville TN 37203

Motion to No Change the Total value of \$10,760,200, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$10,680,000 and Improvement value of \$80,200.

CN Acquisition Corp
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 105 06 0 109.00
1220 8th Ave S, Nashville TN 37203

Motion to Change the Total value to \$24,523,300, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$24,481,000 and Improvement value of \$42,300.

Zike Springs, LLC
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 106 03 0 024.00
1451 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total value of \$5,019,200, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$3,840,000 and Improvement value of \$1,179,200.

Antioch MD, LLC
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 163 00 0 231.00
5214 Hickory Hollow Pkwy, Antioch TN 37013

Motion to Change the Total value to \$1,400,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,163,900 and Improvement value reduced to \$236,100.

Mt. View Marketplace, LLC
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 164 00 0 316.00
3532 Murfreesboro Pike, Antioch TN 37013

Motion to Change the Total value to \$20,100,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$7,200,500 and Improvement value reduced to \$12,899,500.

The Polk Partnership
Jeri Wells, with Property Valuation Services, appeared
Parcel ID 106 05 0 123.00
1111 Polk Ave, Nashville TN 37210

Motion to Change the Total value to \$5,120,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$3,811,500 and Improvement value reduced to \$1,308,500.

This concluded the morning session at 10:00 AM. The Board recessed until the 1:00 PM session. Motion by Carnell Scruggs, second by Lori Caste, unanimously approved.

VI. Roll Call

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

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the independent MBOE elected Ms. Alexa Backner, Temporary Chair, Motion by Michael Milliner, second by Mia Parker, unanimously approved.

1:00 PM

Hickory Creek Apartments Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 120 01 0 133.00
1150 Vultee Blvd, Nashville TN 37217

Motion to Change the Total value to \$28,780,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$5,000,000 and Improvement value reduced to \$23,780,000.

1:15 PM

Steven Charles Souders
Steven Souders, appeared
Parcel ID 072 09 0 377.00
1000 Fairwin Ave, Nashville TN 37216

Motion to Change the Total value to \$607,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$150,000 and Improvement value reduced to \$457,000.

1:30 PM

Edwin Dean White, III
Edwin White and son, William Travis White, appeared
Parcel ID 105 02 1L 002.00
947 Southside Pl, Nashville TN 37203

Motion to Change the Total value to \$1,200,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$460,800 and Improvement value reduced to \$739,200.

1:45 PM

R. Barry Gearon
Barry Gearon, appeared
Parcel ID 096 02 0 019.00
2843 A Lebanon Pike, Nashville TN 37214

Motion to Change the Total value to \$1,120,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$705,700 and Improvement value reduced to \$414,300.

2:00 PM

Stephen Jacob Elrod & William Stephen Elrod
Stephen Elrod, appeared
Parcel ID 118 10 0 204.00
3493 General Hood Trl, Nashville TN 37204

Motion to Change the Total value to \$917,000, by Mia Parker, second by Michael Milliner,
unanimously approved. Land value of \$385,000 and Improvement value reduced to \$532,000.

2:15 PM

Germantown Marker, LLC
Jim Joedecke to appear
Parcel ID 082 09 0 411.00
1116 4th Ave N, Nashville TN 37208

Germantown Marker, LLC
Jim Joedecke to appear
Parcel ID 082 09 0 412.00
1116 4th Ave N, Nashville TN 37208

Germantown Marker, LLC
Jim Joedecke to appear
Parcel ID 082 09 0 413.00
1120 4th Ave N, Nashville TN 37208

Berryhill VUI RE, LLC
Jim Joedecke to appear
Parcel ID 118 11 0 064.00
2832 Bransford Ave, Nashville TN 37204

Appellant did not show up for the (4) parcels above.

3:15 PM

Tate Family Tennessee Community Property Trust
Jesse Tate, appeared
Parcel ID 117 12 0 182.00
1527 Graybar Ln, Nashville TN 37215

Motion to Change the Total value to \$825,000, by Mia Parker, second by Michael Milliner,
unanimously approved. Land value of \$603,800 and Improvement value reduced to \$221,200.

Tate Family Tennessee Community Property Trust
Jesse Tate, appeared
Parcel ID 117 12 0 183.00
1531 Graybar Ln, Nashville TN 37215

Motion to Change the Total value to \$825,000, by Mia Parker, second by Michael Milliner,
unanimously approved. Land value of \$603,800 and Improvement value reduced to \$221,200.

Tate Family Tennessee Community Property Trust
Jesse Tate, appeared
Parcel ID 118 13 0 128.00
3901 Albert Ln, Nashville TN 37204

Motion to Change the Total value to \$825,000, by Mia Parker, second by Michael Milliner,
unanimously approved. Land value of \$488,800 and Improvement value reduced to \$336,200.

Tate Family Tennessee Community Property Trust
Jesse Tate, appeared
Parcel ID 118 14 0 020.00
3603 Robin Rd, Nashville TN 37204

Motion to No Change the Total value of \$647,700, by Michael Milliner, second by Mia Parker,
unanimously approved. Land value of \$500,000 and Improvement value of \$147,700.

3:45 PM

CYAN Properties, LLC
Richard Hunt with Evans and Petree, appeared
Parcel ID 051 00 0 055.00
590 Creative Way, Madison TN 37115

Motion to Change the Total value to \$12,040,000, by Michael Milliner, second by Mia Parker,
unanimously approved. Land value of \$1,688,400 and Improvement value reduced to \$10,351,600.

CYAN Properties, LLC
Richard Hunt with Evans and Petree, appeared
Parcel ID 051 06 0 003.00
710 Due West Ave N, Madison TN 37115

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

VII. Adjournment

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

Meeting adjourned 4:47 PM.

ATTEST:

APPROVED:
