



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday November 5, 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: Mr. John Green, Mr. Carnell Scruggs, and Mr. Derrick Starks. Also present were Herman Ruben and Andrea Wandell, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the independent MBOE elected Mr. Derrick Starks, Temporary Chair, for this meeting, Motion by John Green, second by Carnell Scruggs, unanimously approved.

- III. Review and Approval of Minutes:
- IV. Public Comment Period
- V. Appeals:

8:30 AM

Robert L. Edwards & Elizabeth A. Edwards
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 064 03 0C 034.00
1120 Safety Harbor Cv, Old Hickory TN 37138

Motion to Change the Total value to \$1,692,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$1,120,000 and Improvement value reduced to \$572,000.

Lindsay Landis & Taylor Hackbarth
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 081 12 0B 541.00
1352 Rosa L. Parks Blvd 403, Nashville TN 37208

Motion to No Change the Total value of \$638,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$99,000 and Improvement value of \$539,500.

James & Janice Talley Community Property Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 083 08 0 147.00
609 Rosebank Ave, Nashville TN 37206

Motion to Change the Total value to \$460,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$356,300 and Improvement value reduced to \$103,700.

Mary Helen Brown & Roger Allan Brown, Jr.
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 104 09 0 011.00
3725 Princeton Ave, Nashville TN 37205

Motion to No Change the Total value of \$1,780,700, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$348,000 and Improvement value of \$1,432,700.

Pamela J. Wright
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 104 14 0H 073.00
60 Old Club Ct, Nashville TN 37215

Motion to No Change the Total value of \$2,740,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$469,000 and Improvement value of \$2,271,000.

Erin R. Goodwin & Jacob Goodwin
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 115 03 0 052.00
817 Belton Dr, Nashville TN 37205

Motion to No Change the Total value of \$2,600,700, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$690,000 and Improvement value of \$1,910,700.

Jill C. Clarke
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 115 04 0 072.00
725 Darden Pl, Nashville TN 37205

Motion to No Change the Total value of \$1,689,300, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$950,000 and Improvement value of \$739,300.

Erik C. Lybeck & Laura B. Lybeck
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 115 10 0 077.00
6346 Torrington Rd, Nashville TN 37205

Motion to Change the Total value to \$850,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value of \$700,000 and Improvement value reduced to \$150,000.

CTG Family Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 116 04 0 078.00
224 Ensworth Pl, Nashville TN 37205

Motion to Change the Total value to \$4,907,400, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$588,000 and Improvement value reduced to \$4,319,400.

Mary H. Williams 1999 Qualified Personal Residence Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 117 05 0 026.00
924 Cantrell Ave, Nashville TN 37215

Motion to Change the Total value to \$2,602,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value of \$500,000 and Improvement value reduced to \$2,102,000.

Dutton Family Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 117 13 0B 163.00
1001 Greenwich Park, Nashville TN 37215

Motion to Change the Total value to \$2,237,000, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$315,000 and Improvement value reduced to \$1,922,000.

Shirley & David Horowitz Living Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 129 03 0 017.00
219 Brook Hollow Rd, Nashville TN 37205

Motion to No Change the Total value of \$2,284,700, by John Green, second by Carnell Scruggs,
unanimously approved. Land value of \$1,087,500 and Improvement value of \$1,197,200.

Brian A. Horowitz
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 129 14 0 001.00
6693 Clearbrook Dr, Nashville TN 37205

Motion to No Change the Total value of \$873,200, by John Green, second by Carnell Scruggs,
unanimously approved. Land value of \$577,500 and Improvement value of \$295,700.

Kaimana Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 130 14 0 018.00
1019 Chancery Ln, Nashville TN 37215

Motion to Change the Total value to \$5,084,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$2,152,800 and Improvement value reduced to \$2,931,200.

Vijay & Rashmi Pethkar
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 132 13 0 097.00
112 Loring Ct, Nashville TN 37220

Motion to No Change the Total value of \$3,372,400, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$715,000 and Improvement value of \$2,657,400.

Brian Horowitz
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 142 09 0D 112.00
1034 General George Patton Rd, Nashville TN 37221

Motion to No Change the Total value of \$377,600, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$82,500 and Improvement value of \$295,100.

Regional Holdings, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 071 07 0 175.00
108 E Trinity Ln, Nashville TN 37207

Motion to No Change the Total value of \$880,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$853,800 and Improvement value of \$26,700.

William B. & Sara C. Bass Trustees
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 147 14 0 124.00
586 Hill Creek Dr, Nashville TN 37211

This parcel was originally scheduled for 10/28/2025 and the independent MBOE requested a Field Review. Parcel was put back on today's docket.

Motion to No Change the Total value of \$418,300, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$200,000 and Improvement value of \$218,300.

The morning independent MBOE continued to hear four (4) of the afternoon parcels. Those parcels will reflect the 1:00 PM time, as that is when they were scheduled.

This concluded the morning session appeals at 10:45 AM, the MBOE recessed until the 1:00 PM session, Motion by John Green, second by Carnell Scruggs, unanimously approved.

VI. Roll Call

Members present included: Ms. Lori Caste, Ms. Alexa Backner, and Ms. Melba Jackson. Also present were Herman Ruben and Andrea Wandell, 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. Melba Jackson, Temporary Chair, for this meeting, Motion by Alexa Backner, second by Lori Caste, unanimously approved.

1:00 PM

431 Larkin Springs Road LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 052 03 0 144.00
431 Larkin Springs Rd, Madison TN 37115

Motion to Change the Total value to \$1,360,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value reduced to \$1,000,000 and Improvement value reduced to \$360,000.

River Road Farm Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 078 00 0 002.00
8041 River Road Pike, Nashville TN 37209

Motion to Change the Total Market value to \$2,878,000, by Alexa Backner, second by Lori Caste, unanimously approved. Land Market value of \$1,297,826 and Improvement value reduced to \$1,580,174.

River Road Farm Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 078 00 0 117.00
8043 River Road Pike, Nashville TN 37209

Motion to No Change the Total Market value to \$768,964, by John Green, second by Carnell Scruggs, unanimously approved. Land Market value of \$437,674 and Improvement value of \$331,300.

River Road Farm Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 078 00 0 118.00
7995 River Road Pike, Nashville TN 37209

Motion to Change the Total Market value to \$1,090,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land Market value of \$1,071,605 and Improvement value reduced to \$18,395.

Sweetwater Farm Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 078 00 0 119.00
8021 River Road Pike, Nashville TN 37209

Motion to No Change the Total Market value to \$5,752,638, by Alexa Backner, second by Lori Caste, unanimously approved. Land Market value of \$830,538 and Improvement value of \$4,922,100.

Nashville Natives GP
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 091 11 0 290.00
5201 Alabama Ave, Nashville TN 37209

Motion to No Change the Total value of \$3,974,300, by Lori Caste, second by Alexa Backner, unanimously approved. Land value of \$1,096,900 and Improvement value of \$2,877,400.

Dayuma, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 093 02 4 017.00
101 Church St, Nashville TN 37201

Motion to No Change the Total value of \$11,132,800, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$7,952,100 and Improvement value of \$3,180,700.

Lura Bainbridge, Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 093 13 0 140.00
29 Music Sq E, Nashville TN 37203

Motion to Change the Total value to \$1,951,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value of \$1,950,000 and Improvement value reduced to \$1,000.

Lura Bainbridge, Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 093 13 0 141.00
31 Music Sq E, Nashville TN 37203

Motion to No Change the Total value of \$1,983,100, by Lori Caste, second by Alexa Backner, unanimously approved. Land value of \$1,950,000 and Improvement value of \$33,100.

Goodwin Family Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 104 02 0Q 007.00
205 Acklen Park Dr 7, Nashville TN 37203

Motion to No Change the Total value of \$346,900, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$75,000 and Improvement value of \$271,900.

Goodwin Family Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 104 02 0Q 008.00
205 Acklen Park Dr 8, Nashville TN 37203

Motion to No Change the Total value of \$346,900, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$75,000 and Improvement value of \$271,900.

Goodwin Family Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 104 02 0Q 009.00
205 Acklen Park Dr 9, Nashville TN 37203

Motion to No Change the Total value of \$346,900, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$75,000 and Improvement value of \$271,900.

Goodwin Family Trust
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 104 02 0Q 010.00
205 Acklen Park Dr 10, Nashville TN 37203

Motion to No Change the Total value of \$346,900, by Alexa Backner, second by Lori Caste, unanimously approved. Land value of \$75,000 and Improvement value of \$271,900.

Lanell B. Padgett & John B. Padgett & Jason R. Padgett, Co-Trustees
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 105 02 0 441.00
1000 8th Ave S, Nashville TN 37203

Motion to Change the Total value to \$5,397,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value reduced to \$5,291,300 and Improvement value of \$105,700.

William B Williford
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 116 15 0 085.00
4317 Signal Hill Dr, Nashville TN 37205

Motion to Change the Total value to \$1,675,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$784,300 and Improvement value reduced to \$890,700.

Dana Hickman Williams 2024 Trust FBO Billy D. Williams
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 118 12 0 042.00
659 Thompson Ln, Nashville TN 37204

Motion to Change the Total value to \$7,300,000, by Lori Caste, second by Alexa Backner, unanimously approved. Land value of \$4,748,100 and Improvement value reduced to \$2,551,900.

Thomas W. Brothers & Lura Bainbridge
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 129 14 0A 140.00
6666 Brookmont Ter 1211, Nashville TN 37205

Motion to Change the Total value to \$584,600, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$192,000 and Improvement value reduced to \$392,600.

Foxlynn Partners, LLC
Jay Catignani with Property Tax Consultants, appeared
Parcel ID 144 03 0 003.00
1023 Foxwood Rd, Nashville TN 37215

Motion to Change the Total value to \$4,681,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value of \$910,000 and Improvement value reduced to \$3,771,000.

VII. Adjournment

Motion to adjourn by Lori Caste, second by Alexa Backner, unanimously approved.

Meeting adjourned 3:45 PM.

ATTEST:

APPROVED:
