



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday November 18, 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. John Green, and Ms. Alexa Backner. Also present were Herman Ruben, and Andrea Wandell, with the Office of the Property Assessor. Also present was Mr. Murray Huber with Criterion Property Tax Consultants, LLC.

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

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

8:30 AM

Alexander N. Stinchcomb & Carla A. Gunter
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 061 02 0 123.00
4422 Gra Mar Dr, Nashville TN 37216

Motion to Change the Total value to \$674,850, by Lori Caste, second by John Green, unanimously approved. Land value of \$208,000 and Improvement value reduced to \$466,850.

UNLISTED

Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 130 02 0 087.00
105 Westover Ave, Nashville TN 37205

Motion to Change the Total value to \$2,750,000, by Lori Caste, second by John Green,
unanimously approved. Land value of \$588,500 and Improvement value reduced to \$2,161,500.

Robert N. Finger & Kelsey K. Finger
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 130 08 0 097.00
3801 Trimble Rd, Nashville TN 37215

Motion to Change the Total value to \$3,300,000, by Lori Caste, second by John Green,
unanimously approved. Land value of \$750,000 and Improvement value reduced to \$2,550,000.

Hugh W. Entrekin, Trustee
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 130 11 0 023.00
922 Westview Ave, Nashville TN 37205

Motion to No Change the Total value of \$6,565,200, by John Green, second by Lori Caste,
unanimously approved. Land value of \$1,764,100 and Improvement value of \$4,801,100.

John T. Rochford
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 130 11 0 031.00
909 Lynnwood Blvd, Nashville TN 37205

Motion to No Change the Total value of \$1,413,700, by John Green, second by Lori Caste,
unanimously approved. Land value of \$994,200 and Improvement value of \$419,500.

The Moses QPRT Continuation Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 130 14 0 044.00
1210 Chickering Rd, Nashville TN 37215

Motion to No Change the Total value of \$5,064,600, by John Green, second by Lori Caste,
unanimously approved. Land value of \$1,490,400 and Improvement value of \$3,574,200.

Magnus One Irrevocable Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 130 16 0 003.00
4437 Alcott Rd, Nashville TN 37215

Motion to Change the Total value to \$3,860,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$700,000 and Improvement value reduced to \$3,160,000.

3536 Trimble Road Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 131 05 0 035.00
3536 Trimble Rd, Nashville TN 37215

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

Thomas C. Alsup & Katherine L. Alsup
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 132 02 0 041.00
4020 Overbrook Dr, Nashville TN 37204

Motion to No Change the Total value of \$1,951,100, by John Green, second by Lori Caste,
unanimously approved. Land value of \$840,000 and Improvement value of \$1,111,100.

S. Joseph Moore & Julia S. Moore
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 132 02 0 068.00
4101 Franklin Pike, Nashville TN 37204

Motion to Change the Total value to \$4,000,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$1,566,200 and Improvement value reduced to \$2,433,800.

Park Mitchell Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 132 06 0 029.00
820 Curtiswood Ln, Nashville TN 37204

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

Jennifer & Matthew Denmark Revocable Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 132 06 0 036.00
4225 Franklin Pike, Nashville TN 37204

Motion to Change the Total value to \$11,290,000, by Lori Caste, second by John Green,
unanimously approved. Land value of \$1,710,000 and Improvement value reduced to \$9,580,000.

NONYA BUSNS, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 132 11 0 048.00
4500 Franklin Pike, Nashville TN 37204

Motion to Change the Total value to \$9,100,000, by Lori Caste, second by John Green,
unanimously approved. Land value of \$1,702,700 and Improvement value reduced to \$7,397,300.

Yagemann Revocable Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 146 01 0 020.00
4914 Lealand Ln, Nashville TN 37220

Motion to Change the Total value to \$10,300,000, by Lori Caste, second by John Green,
unanimously approved. Land value of \$1,480,500 and Improvement value reduced to \$8,819,500.

Ryan H. Alsup & Laura R. Alsup
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 159 00 0 135.00
5651 Hickory Springs Rd, Brentwood TN 37027

Motion to Change the Total value to \$975,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$650,000 and Improvement value reduced to \$325,000.

Stafford Revocable Living Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 171 07 0B 007.00
2205 Cumberwell Close, Brentwood TN 37027

Motion to Change the Total value to \$1,760,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$342,000 and Improvement value reduced to \$1,418,000.

This concluded the morning session. Motion to recess until the 1:00 PM session, by John, Green, second
by Lori Caste at 11:45 AM.

VI. Roll Call

Members present included: Ms. Melba Jackson, Ms. Mia Parker, and Ms. Deb Dawson. Also present were
Herman Ruben, and Andrea Wandell, with the Office of the Property Assessor. Also present was Mr.
Murray Huber with Criterion Property Tax Consultants, LLC.

1:00 PM

New Vision Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 091 09 3K 002.00
6340 B Alamo Pl, Nashville TN 37209

Motion to Change the Total value to \$717,000, by Melba Jackson, second by Mia Parker,
unanimously approved. Land value of \$210,000 and Improvement value reduced to \$507,000.

Tamay Ozari
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 092 13 0 396.00
3307 Nevada Ave, Nashville TN 37209

Motion to Change the Total value to \$1,100,000, by Mia Parker, second by Melba Jackson,
unanimously approved. Land value of \$520,800 and Improvement value reduced to \$579,200.

Brian Robert Swenson, Jr.
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 103 12 0 048.00
232 Cherokee Rd, Nashville TN 37205

Motion to Change the Total value to \$1,360,000, by Melba Jackson, second by Mia Parker,
unanimously approved. Land value of \$325,000 and Improvement value reduced to \$1,035,000.

E. Ray Morris & Linda M. Morris
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 104 06 0 312.00
520 32nd Ave S, Nashville TN 37212

Motion to No Change the Total value of \$1,042,800, by Mia Parker, second by Melba Jackson,
unanimously approved. Land value of \$528,000 and Improvement value of \$514,800.

Jane B. Stranch GST-Exempt Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 155 00 0 018.00
8006 Poplar Creek Rd, Nashville TN 37221

Motion to Change the Total Market value to \$2,000,000, by Mia Parker, second by Melba Jackson,
unanimously approved. Land Market value of \$696,208 and Improvement value reduced to \$1,303,792.

James G. Stranch, III & Jane B. Stranch
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 155 00 0 232.00
0 Poplar Creek Rd, Nashville TN 37221

Motion to Change the Total value to \$1,426,000, by Mia Parker, second by Melba Jackson,
unanimously approved. Land value of \$662,500 and Improvement value reduced to \$763,500.

J. Gerard Stranch, IV
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 155 00 0 307.00
8012 Poplar Creek Rd, Nashville TN 37221

Motion to Change the Total value to \$1,000,000, by Melba Jackson, second by Mia Parker,
unanimously approved. Land value of \$460,200 and Improvement value reduced to \$539,800.

VII. Adjournment

Motion to adjourn by Melba Jackson, second by Mia Parker, unanimously approved.

Meeting adjourned 2:45 PM.

ATTEST:

APPROVED:
