



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday May 19, 2026

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. Bruce Pierce, Mr. John Green, and Ms. Deb Dawson. Also present were Herman Ruben, Bill Chaffin, and Nathan Burton, with the Office of the Property Assessor.

- III. Review and Approval of Minutes: Approval of the minutes from the meetings of Monday May 11, 2026, Tuesday May 12, 2026, Wednesday May 13, 2026, and Thursday May 14, 2026, Motion by John Green, second by Bruce Pierce, unanimously approved.

- IV. Public Comment Period

- V. Appeals:

8:30 AM

Sarah B. Parsons
Tom McNiell, appeared on behalf of the Property Owner
Parcel ID 083 01 0 408.00
925 N 14th St, Nashville, TN 37206

Motion to Change the Total value to \$495,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$315,000 and Improvement value reduced to \$180,000.

Bradley's Home Health Center, Inc.
Tom McNeil, appeared on behalf of the Property Owner
Parcel ID 091 15 0 093.00
5204 Charlotte Ave, Nashville, TN 37209

Motion to Change the Total value to \$2,800,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$2,700,000 and Improvement value reduced to \$100,000.

Grant Investments, LLC
Tom McNeil, appeared on behalf of the Property Owner
Parcel ID 092 06 0 606.00
2512 Clifton Ave, Nashville, TN 37209

Motion to Change the Total Land value to \$785,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value reduced to \$785,000.

Colleen Standard & Winfield Logan
Tom McNeil, appeared on behalf of the Property Owner
Parcel ID 116 08 0 052.00
1005 Estes Rd, Nashville, TN 37215

At the request of the appellant, this appeal is hereby withdrawn.

Charles A. Moss, III & Pamela Faye Meek
Tom McNeil, appeared on behalf of the Property Owner
Parcel ID 116 10 0 112.00
304 Sutherland Ave, Nashville, TN 37205

Motion to No Change the Total value of \$2,707,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$1,076,400 and Improvement value of \$1,630,600.

Elliott Wallace McNeil, Trustee
Tom McNeil, appeared on behalf of the Property Owner
Parcel ID 116 14 0 060.00
401 Leake Ave, Nashville, TN 37205

Motion to Change the Total value to \$744,765, by John Green, second by Bruce Pierce,
unanimously approved. Land value reduced to \$300,265 and Improvement value of \$444,500.

Natalie Renee Dickson
Tom McNeil, appeared on behalf of the Property Owner
Parcel ID 117 01 0 067.00
611 Lynnbrook Rd, Nashville, TN 37215

Motion to Change the Total value to \$2,480,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$550,000 and Improvement value reduced to \$1,930,000.

Sarah Parsons
Tom McNeil, appeared on behalf of the Property Owner
Parcel ID 119 01 0 452.00
303 Valeria St, Nashville, TN 37210

Motion to Change the Total value to \$400,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$150,000 and Improvement value reduced to \$250,000.

Phillip Wilson Bradley & Raye Lynne Bradley
Tom McNeil, appeared on behalf of the Property Owner
Parcel ID 159 16 0 005.00
124 Woodward Hills Pl, Brentwood, TN 37027

Motion to No Change the Total value of \$4,218,800, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$620,000 and Improvement value of \$3,598,800.

****NOTE**** After the completion of the above mentioned parcels, the independent MBOE was presented
with a list of additional Hearing Officers to approve for the upcoming 2026 Appeals (list attached). Motion
to approve the names of additional hearing officers by John Green, second by Bruce Pierce, unanimously
approved.

11:00 AM

614 John Lewis Way LLC
Dale McGiffin with GBX Group
Parcel ID 093 10 0 374.00
610 Rep John Lewis Way S, Nashville, TN 37203

Motion to No Change the Total value of \$1,722,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$1,689,600 and Improvement value of \$32,400.

Rutledge Hill LLC
Dale McGiffin with GBX Group
Parcel ID 093 11 0 160.00
625 President Ronald Reagan Way, Nashville, TN 37210

Motion to Change the Total value to \$287,500, by John Green, second by Bruce Pierce,
unanimously approved. Land value reduced to \$274,800 and Improvement value of \$12,700.

Rutledge Hill LLC
Dale McGiffin with GBX Group
Parcel ID 093 11 0 161.00
623 President Ronald Reagan Way, Nashville, TN 37210

Motion to Change the Total value to \$365,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value reduced to \$348,600 and Improvement value of \$16,400.

Rutledge Hill LLC
Dale McGiffin with GBX Group
Parcel ID 093 11 0 189.00
45 Hermitage Ave, Nashville, TN 37210

Motion to Change the Total value to \$1,400,000, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$1,379,500 and Improvement value of \$20,500.

614 John Lewis Way LLC
Dale McGiffin with GBX Group
Parcel ID 093 14 0 465.00
612 Rep John Lewis Way S, Nashville, TN 37203

Motion to No Change the Total value of \$993,100, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$971,500 and Improvement value of \$21,600.

This concluded the morning session at 11:55 AM. Motion to recess until the 1:00 PM session, Motion by John Green, second by Bruce Pierce, unanimously approved.

VI. Roll Call

Members present included: Ms. Alexa Backner, Ms. Whitney Ellis, and Mr. Carnell Scruggs. 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 independent MBOE elected Ms. Alexa Backner, Temporary Chair, for this meeting; Motion by Carnell Scruggs, second by Whitney Ellis, unanimously approved

VII. Appeals:

1:00 PM

Sanjay Patel
Sanjay Patel scheduled to appear
Parcel ID 051 08 0 165.00
204 Montague Way, Madison, TN 37115

Sanjay D. Patel
Sanjay Patel scheduled to appear
Parcel ID 071 06 0 077.00
1360 Brick Church Pike, Nashville, TN 37207

Sanjay D. Patel
Sanjay Patel scheduled to appear
Parcel ID 071 06 0 094.00
125 Artic Ave, Nashville, TN 37207

Sanjay Patel
Sanjay Patel scheduled to appear
Parcel ID 075 06 0 111.00
4301 Hermitage Rd, Old Hickory, TN 37138

Sanjay Patel
Sanjay Patel scheduled to appear
Parcel ID 081 00 0 045.00
2865 Clarksville Pike, Nashville, TN 37208

Hira Laxmi, Trust
Sanjay Patel scheduled to appear
Parcel ID 105 04 0 053.00
133 Lafayette St, Nashville, TN 37210

Sanjay D. Patel
Sanjay Patel scheduled to appear
Parcel ID 106 00 0 026.00
829 Murfreesboro Pike, Nashville, TN 37217

Sanjay D. Patel
Sanjay Patel scheduled to appear
Parcel ID 106 00 0 173.00
819 Murfreesboro Pike, Nashville, TN 37217

Sanjay D. Patel
Sanjay Patel scheduled to appear
Parcel ID 135 00 0 250.00
2314 Murfreesboro Pike, Nashville, TN 37217

Appellant did not show up, did not call, did not email anyone in this office. Due to these parcels being rescheduled because of the lack of a quorum from the independent MBOE back in October 2025, if the appellant calls and requests a rescheduling of these parcels, the request will be granted.

VIII. Adjournment

Motion to adjourn by Carnell Scruggs, second by Whitney Ellis, unanimously approved.

Meeting adjourned 1:25 PM.

ATTEST:

APPROVED:
