



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday August 6, 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, Ms. Melba Jackson, and Ms. Deb Dawson. Also present were Herman Ruben, and Joel Phillips with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the minutes from the meeting Monday July 28, 2025, Tuesday July 29, 2025, and Wednesday July 30, 2025, Motion by Lori Caste, second by Melba Jackson, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 071 16 0 108.00
908 Blue Ridge Dr, Nashville TN 37207

Motion to Change the Total value to \$280,000, by Lori Caste, second by Melba Jackson, unanimously approved. Land value reduced to \$268,900 and Improvement Value of \$11,100.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 080 12 0 055.00
3205 Mexico Dr, Nashville TN 37218

Motion to Change the Total value to \$203,000, by Melba Jackson, second by Lori Caste,
unanimously approved. Land value reduced to \$91,300 and Improvement Value of \$111,700.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 080 12 0 072.00
3212 Mexico Dr, Nashville TN 37218

Motion to No Change the Total value of \$213,900, by Melba Jackson, second by Lori Caste,
unanimously approved. Land value of \$102,000 and Improvement Value of \$111,900.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 091 05 0 238.00
6120 Nashua Ave, Nashville TN 37209

Motion to Change the Total value to \$335,000, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value of \$280,000 and Improvement Value of \$55,000.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 115 11 0 100.00
6217 Vosswood Dr, Nashville TN 37205

Motion to Change the Total value to \$927,800, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value of \$760,000 and Improvement Value reduced to \$167,800.

William T. Smith
Lori Crague, appeared
Parcel ID 117 10 0 031.00
2425 Bear Rd, Nashville TN 37215

At the request of the appellant, this appeal is hereby withdrawn.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 118 03 0 017.00
2691 Fessey Ct, Nashville TN 37204

Motion to Change the Total value to \$775,000, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value reduced to \$774,900 and Improvement Value of \$100.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 118 07 0 018.00
2733 Larmon Ave, Nashville TN 37204

Motion to Change the Total value to \$1,100,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value reduced to \$1,071,800 and Improvement Value of \$28,200.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 118 07 0 019.00
2735 Larmon Ave, Nashville TN 37204

Motion to Change the Total value to \$1,250,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value reduced to \$1,228,400 and Improvement Value of \$21,600.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 118 08 0 169.00
2507 Eugenia Ave, Nashville TN 37211

Motion to No Change the Total value of \$413,200, by Lori Caste, second by Melba Jackson, unanimously approved. Land value of \$412,500 and Improvement Value of \$700.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 118 11 0 132.00
505 Heather Pl, Nashville TN 37204

Motion to Change the Total value to \$802,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value reduced to \$789,500 and Improvement Value of \$12,500.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 147 14 0 187.00
488 Westcrest Dr, Nashville TN 37211

Motion to No Change the Total value of \$341,500, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$200,000 and Improvement Value of \$141,500.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 148 03 0 160.00
108 Antioch Ct, Antioch TN 37013

Motion to Change the Total value to \$217,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value of \$64,000 and Improvement Value reduced to \$153,000.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 148 15 0 128.00
4028 Navaho Trl, Nashville TN 37211

Motion to No Change the Total value of \$235,500, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value of \$62,000 and Improvement Value of \$173,500.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 149 05 0 061.00
4824 Jason Dr, Antioch TN 37013

Motion to No Change the Total value of \$266,700, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value of \$115,000 and Improvement Value of \$151,700.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 149 09 0 079.00
100 Apollo Ct E, Antioch TN 37013

Motion to No Change the Total value of \$261,200, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value of \$115,000 and Improvement Value of \$146,200.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 162 03 0 069.00
112 Penny Brink Dr, Antioch TN 37013

Motion to No Change the Total value of \$271,000, by Melba Jackson, second by Lori Caste,
unanimously approved. Land value of \$62,000 and Improvement Value of \$209,000.

James Randolph & Betty Fay G. Smith, Comm Property TR
Lori Crague, appeared
Parcel ID 162 03 0 303.00
609 Tuscarora Ct, Antioch TN 37013

Motion to Change the Total value to \$224,400, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value of \$66,000 and Improvement Value reduced to \$158,400.

10:30 AM

Robert B Lyons, III & Melissa L Lyons
Robert Lyons, appeared
Parcel ID 105 16 0 266.00
2204 Dunn Ave, Nashville TN 37211

Motion to Change the Total value to \$468,000, by Lori Caste, second by Melba Jackson,
unanimously approved. Land value reduced to \$456,600 and Improvement Value of \$11,400.

10:45 AM

Amir Esfandyari
Parcel ID 128 15 0 014.00
889 Stirrup Dr, Nashville TN 37221

Appellant did not show up

Amir Esfandyari & Farideh Sadri
Parcel ID 091 14 0 176.00
340 White Bridge Pike, Nashville TN 37209

Appellants did not show up

11:00 AM

Treglown Patton Warner
Marcus Powell scheduled to appear
Parcel ID 093 11 0 245.00
618 4th Ave S, Nashville TN 37210

Appellants did not show up

11:15 AM

Michael J. Ragan & Dana M. Ragan
Michael Ragan and his CPA Lee Watson, appeared
Parcel ID 091 02 0 068.00
6105 Centennial Blvd, Nashville TN 37209

Motion to Change the Total value to \$450,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value reduced to \$449,000 and Improvement value reduced to \$1,000.

Michael J. Ragan & Dana M. Ragan
Michael Ragan and his CPA Lee Watson, appeared
Parcel ID 091 02 0 069.00
6103 Centennial Blvd, Nashville TN 37209

Motion to Change the Total value to \$450,000, by Melba Jackson, second by Lori Caste, unanimously approved. Land value reduced to \$449,000 and Improvement value reduced to \$1,000.

This concluded the morning session at 12:05 PM. The Board recessed until the 1:00 PM session. Motion by Melba Jackson, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Ms. Mia Parker, Mr. Carnell Scruggs, and Ms. Alexa Coulton Backer. Also present were Herman Ruben, and Joel Phillips with the Office of the Property Assessor.

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

1:00 PM

SLD Tennessee, LLC
Karen Dickerson and Bill with Compass Realty Hendersonville, appeared
Parcel ID 092 04 0 310.00
809 16th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$2,517,800, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$2,509,000 and Improvement value of \$8,800.

Link Family, LLC
Karen Dickerson and Bill with Compass Realty Hendersonville, appeared
Parcel ID 092 04 0 311.00
805 16th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$1,894,200, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$1,881,800 and Improvement value of \$12,400.

Link Family, LLC
Karen Dickerson and Bill with Compass Realty Hendersonville, appeared
Parcel ID 092 04 0 317.00
810 16th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$5,310,700, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$5,214,200 and Improvement value of \$96,500.

1:45 PM

40 MSE, TGP
Ben Perry, appeared
Parcel ID 093 13 0 157.00
40 Music Sq E, Nashville TN 37203

Motion to No Change the Total value of \$3,763,300, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$3,756,500 and Improvement value of \$6,800.

2:00 PM

Kelly M Tronzo Revocable Living Trust
Bryan Gobbell and Kelly Tronzo, appeared
Parcel ID 091 15 0 232.00
5007 Nevada Ave, Nashville TN 37209

Motion to Change the Total value to \$800,000, by Mia Parker, second by Carnell Scruggs,
unanimously approved. Land value of \$461,000 and Improvement value reduced to \$339,000.

Charles Bryan Gobbell Revocable Living Trust & ET AL
Bryan Gobbell and Kelly Tronzo, appeared
Parcel ID 106 02 0 004.00
1005 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total value of \$265,400, by Mia Parker, second by Carnell Scruggs,
unanimously approved. Land value of \$261,400 and Improvement value of \$4,000.

Charles Bryan Gobble Revocable Living Trust & ET AL
Bryan Gobbell and Kelly Tronzo, appeared
Parcel ID 106 02 0 005.00
1007 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total value of \$394,400, by Mia Parker, second by Carnell Scruggs
unanimously approved. Land value of \$313,600 and Improvement value of \$80,800

Charles Bryan Gobbell Revocable Living Trust ET AL
Bryan Gobbell and Kelly Tronzo, appeared
Parcel ID 115 12 0 003.00
700 Brownlee Dr, Nashville TN 37205

Motion to Change the Total value to \$1,110,800, by Mia Parker, second by Carnell Scruggs,
unanimously approved. Land value of \$950,000 and Improvement value reduced to \$160,800.

2:30 PM

Hillsboro Road Retail Partners, LLC
T Berry scheduled to appear
Parcel ID 131 02 0 103.00
4106-B Hillsboro Pike, Nashville TN 37215

The appellant did not show up.

2:45 PM

Said A. Mohammad
Mekey Adems, appeared
Parcel ID 082 02 0 066.00
903 Dickerson Pike, Nashville TN 37207

Motion to Change the Total value to \$1,900,000, by Carnell Scruggs, second by Mia Parker,
unanimously approved. Land value reduced to \$1,865,800 and Improvement value of \$34,200.

Said Adem Mohammed
Mekey Adems, appeared
Parcel ID 092 03 0 034.00
2031 Jefferson St, Nashville TN 37208

Motion to Change the Total value to \$547,000, by Carnell Scruggs, second by Mia Parker,
unanimously approved. Land value of \$546,000 and Improvement value reduced to \$1,000.

Said Adem Mohammed
Mekey Adems, appeared
Parcel ID 092 03 0 036.00
2025 Jefferson St, Nashville TN 37208

Motion to Change the Total value to \$2,553,000, by Carnell Scruggs, second by Mia Parker,
unanimously approved. Land value of \$1,092,000 and Improvement value reduced to \$1,461,000.

Said A. Mohammed & Nejatte M. Ahmed
Mekey Adems, appeared
Parcel ID 105 16 0 203.00
2179 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total value of \$6,376,700, by Mia Parker, second by Carnell Scruggs,
unanimously approved. Land value of \$5,063,900 and Improvement value of \$1,312,800.

VII. Adjournment

Motion to adjourn by Mia Parker, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 3:31 PM.

ATTEST:

APPROVED:
