



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday October 2, 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. Carnell Scruggs, Mr. John Green, and Mr. Roger Farmer. Also present were Danielle Hancock and Nathan Burton, with the Office of the Property Assessor.

III. Review and Approval of Minutes

IV. Public Comment Period

V. Appeals:

8:30 AM

Cathy Ginn Roberts
Cathy Ginn Hunt, appeared
Parcel ID 058 11 0 062.00
3832 Lunn Dr , Nashville TN 37218

Motion to No Change the Total value of \$308,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$90,000 and Improvement value of \$218,500.

Walter Lee Hunt, Sr. & Cathy M. Hunt
Walter Hunt & Cathy Hunt, appeared
Parcel ID 050 00 0 111.00
3616 Trail Hollow Ln , Whites Creek TN 37189

Motion to continue to a date to be determined to allow for a Field Review, by John Green, second by Carnell Scruggs, unanimously approved.

9:45 AM

Richard W. Lanius
Richard Lanius, appeared
Parcel ID 025 04 0 102.00
106 Jones Ave, Goodlettsville TN 37072

Motion to Change the Total value to \$810,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$192,600 and Improvement value reduced to \$617,400.

Richard W. Lanius
Richard Lanius, appeared
Parcel ID 025 04 0 111.00
223 S Main St, Goodlettsville TN 37072

Motion to No Change the Total Land value of \$756,200, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$756,200.

Richard W. Lanius
Richard Lanius, appeared
Parcel ID 025 16 0 001.00
810 Dickerson Pike, Goodlettsville TN 37072

Motion to Change the Total value to \$483,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$156,000 and Improvement value reduced to \$327,000.

10:30 AM

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 04 0 001.00
2835 Vista Ln, Nashville TN 37207

Motion to No Change the Total value of \$213,800, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$141,800.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 04 0 002.00
204 Vista Ct, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 04 0 003.00
208 Vista Ct, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 04 0 004.00
211 Vista Ct, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 04 0 005.00
207 Vista Ct, Nashville TN 37207

Motion to No Change the Total value of \$236,300, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$164,300.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 04 0 006.00
201 Vista Ct, Nashville TN 37207

Motion to No Change the Total value of \$238,900, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$166,900.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 04 0 007.00
2827 Vista Ln, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 04 0 008.00
2823 Vista Ln, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 04 0 009.00
104 Vista Pl, Nashville TN 37207

Motion to No Change the Total value of \$238,900, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$166,900.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 04 0 010.00
108 Vista Pl, Nashville TN 37207

Motion to No Change the Total value of \$238,900, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$166,900.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 08 0 001.00
112 Vista Pl, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 08 0 002.00
109 Vista Pl, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 08 0 003.00
105 Vista Pl, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 08 0 004.00
2817 Vista Ln, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 08 0 007.00
2805 Vista Ln, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 08 0 008.00
2801 Vista Ln, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 08 0 009.00
2717 Vista Ln, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 08 0 010.00
2715 Vista Ln, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 08 0 012.00
2705 Vista Ln, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

Cedar Creek Rentals, LLC
Tom Valetutti, appeared
Parcel ID 059 08 0 013.00
2701 Vista Ln, Nashville TN 37207

Motion to No Change the Total value of \$237,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$72,000 and Improvement value of \$165,500.

This concluded the morning session. Motion to recess at 11:35 AM until the 1:00 PM session, by John Green, second by Carnell Scruggs, unanimously approved.

VI. Roll Call

Members present included: Ms. Lori Caste, Dr. Truitt Ellis, and Ms. Alexa Backner. Also present were Danielle Hancock and Nathan Burton, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair not being present at this meeting, the Board elected Ms. Alexa Backner, Temporary Chair, for this meeting, Motion by Lori Caste, second by Truitt Ellis, unanimously approved.

1:30 PM

Tara E. Cavazon & Gary Cavazos
Tara Cavazos, appeared
Parcel ID 091 06 0L 007.00
1004 Treaty Oaks Dr, Nashville TN 37209

Motion to Change the Total value to \$507,500, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$97,000 and Improvement value reduced to \$410,500.

Tara E. Cavazos
Tara Cavazos, appeared
Parcel ID 104 13 0J 001.00
3707 Brighton Rd, Nashville TN 37205

Motion to Change the Total value to \$975,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$408,000 and Improvement value reduced to \$567,000.

Ashley Cavazos (Trustee)
Tara Cavazos, appeared
Parcel ID 104 15 0 280.00
2613 W Linden Ave, Nashville TN 37212

Motion to Change the Total value to \$686,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$528,000 and Improvement value reduced to \$158,000.

Ashley Cavazos (Trustee)
Tara Cavazos, appeared
Parcel ID 115 03 0 040.00
729 Richfield Dr, Nashville TN 37205

Motion to No Change the Total value of \$715,500, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$600,000 and Improvement value of \$115,500.

Tara E. Cavazos
Tara Cavazos, appeared
Parcel ID 115 04 0 036.00
731 Greeley Dr, Nashville TN 37205

Motion to Change the Total value to \$1,057,500, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$950,000 and Improvement value reduced to \$107,500.

Tara E. Cavazos
Tara Cavazos, appeared
Parcel ID 115 07 0 096.00
716 Ebenway Dr, Nashville TN 37205

Motion to Change the Total value to \$1,300,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$950,000 and Improvement value reduced to \$350,000.

Gary D. Cavazos, Tara E. Cavazos & Ashley Cavazos
Tara Cavazos, appeared
Parcel ID 115 12 0 092.00
6117 Robin Hill Rd, Nashville TN 37205

Motion to Change the Total value to \$1,050,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$950,000 and Improvement value reduced to \$100,000.

Ashley Cavazos (Trustee)
Tara Cavazos, appeared
Parcel ID 116 16 0 003.00
3921 Dorcas Dr, Nashville TN 37215

Motion to No Change the Total value of \$979,300, by Truitt Ellis, second by Lori Caste,
unanimously approved. Land value of \$620,000 and Improvement value of \$359,300.

Tara E. Cavazos & Gary Cavazos
Tara Cavazos, appeared
Parcel ID 129 07 0 002.00
201 Robin Hill Rd, Nashville TN 37205

Motion to No Change the Total value of \$1,264,700, by Truitt Ellis, second by Lori Caste,
unanimously approved. Land value of \$937,500 and Improvement value of \$327,200.

Tara Elizabeth Cavazos
Tara Cavazos, appeared
Parcel ID 129 08 0 116.00
114 Brookfield Ave, Nashville TN 37205

Motion to Change the Total value to \$908,200, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$725,000 and Improvement value reduced to \$183,200.

Tara E. Cavazos
Tara Cavazos, appeared
Parcel ID 129 08 0 124.00
109 Brookfield Ave, Nashville TN 37205

Motion to No Change the Total value of \$1,082,400, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$725,000 and Improvement value of \$357,400.

Tara E. Cavazos
Tara Cavazos, appeared
Parcel ID 130 03 0 071.00
632 Royal Oaks Pl, Nashville TN 37205

Motion to Change the Total value to \$1,110,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$986,700 and Improvement value reduced to \$123,300.

Ashley Cavazos (Trustee)
Tara Cavazos, appeared
Parcel ID 130 03 0 072.00
634 Royal Oaks Pl, Nashville TN 37205

Motion to Change the Total value to \$1,032,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$986,700 and Improvement value reduced to \$45,300.

Ashley Cavazos (Trustee)
Tara Cavazos, appeared
Parcel ID 130 05 0 067.00
125 Gilman Ave, Nashville TN 37205

Motion to No Change the Total value of \$1,165,500, by Truitt Ellis, second by Lori Caste,
unanimously approved. Land value of \$725,000 and Improvement value of \$440,500.

Ashley Cavazos (Trustee)
Tara Cavazos, appeared
Parcel ID 130 09 0 016.00
147 Brookfield Ave, Nashville TN 37205

Motion to No Change the Total value of \$1,030,400, by Truitt Ellis, second by Lori Caste,
unanimously approved. Land value of \$725,000 and Improvement value of \$305,400.

3:30 PM

RRC Associates, LLC
Beau Benedict with FSSR, appeared
Parcel ID 118 08 0 264.00
630 Melrose Ave, Nashville TN 37211

Motion to Change the Total value to \$8,298,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value reduced to \$8,056,000 and Improvement value of \$242,000.

VII. Adjournment

Motion to adjourn by Lori Caste, second by Truitt Ellis, unanimously approved.

Meeting adjourned 3:45 PM.

ATTEST:

APPROVED:
