



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday October 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, Mr. Carnell Scruggs, and Ms. Melba Jackson. Also present were Danielle Hancock, 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. Melba Jackson, Temporary Chair, for this meeting, Motion by Lori Caste, second by Carnell Scruggs, unanimously approved.

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

8:30 AM

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 026 03 0 009.00
325 Witham Ct, Goodlettsville TN 37072

Motion to Change the Total value to \$365,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$80,000 and Improvement value reduced to \$285,000

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 053 06 0B 129.00
1845 Merritt St, Old Hickory TN 37138

Motion to No Change the Total value of \$308,100, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$73,000 and Improvement value of \$235,100

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 053 16 0 284.00
1025 Donoho Dr, Old Hickory TN 37138

Motion to Change the Total value to \$407,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$125,000 and Improvement value reduced to \$282,000

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 063 16 0B 215.00
1440 Aaronwood Dr, Old Hickory TN 37138

Motion to Change the Total value to \$345,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$72,800 and Improvement value reduced to \$272,200

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 064 09 0 175.00
4292 Brackenwood Dr, Old Hickory TN 37138

Motion to No Change the Total value of \$384,100, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$71,300 and Improvement value of \$312,800

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 064 09 0 228.00
4321 Brackenwood Dr, Old Hickory TN 37138

Motion to Change the Total value to \$367,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$75,000 and Improvement value reduced to \$292,000

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 087 01 0A 143.00
3612 Caledon Ct, Hermitage TN 37076

Motion to Change the Total value to \$363,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$70,000 and Improvement value reduced to \$293,000

SFR JV-2 2024-2 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 141 07 0B 101.00
361 Roslyn Ct, Nashville TN 37221

Motion to Change the Total value to \$445,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$88,500 and Improvement value reduced to \$356,500

HPA II Borrower 2020-1 ML, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 150 06 0 234.00
3012 Brantley Dr, Antioch TN 37013

Motion to No Change the Total value of \$395,500, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$66,000 and Improvement value of \$329,500

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 150 12 0C 030.00
501 Homey Dr, Antioch TN 37013

Motion to Change the Total value to \$397,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$76,000 and Improvement value reduced to \$321,000

HPA II Borrower 2021-1, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 162 05 0 283.00
5131 Colemont Dr, Antioch TN 37013

Motion to Change the Total value to \$386,700, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$73,000 and Improvement value of \$313,700

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 172 08 0B 021.00
304 Masterpiece Ct, Nashville TN 37211

Motion to Change the Total value to \$475,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$97,000 and Improvement value reduced to \$378,000

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 172 15 0A 109.00
1005 Cobble Pl, Nashville TN 37211

Motion to Change the Total value to \$487,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$99,000 and Improvement value reduced to \$388,000

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 173 10 0A 061.00
6429 Sunnywood Dr, Antioch TN 37013

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

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 173 10 0A 145.00
3440 Turfway Ln, Antioch TN 37013

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

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 182 06 0A 140.00
7432 Maggie Dr, Antioch TN 37013

Motion to No Change the Total value of \$404,700, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$96,000 and Improvement value of \$308,700

SFR JV-2 2024-2 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 186 04 0A 184.00
8341 Elmcroft Ct, Nolensville TN 37135

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

This concluded the morning session. Due to the afternoon session, not having a quorum, the Board went ahead and heard the afternoon parcels after a brief recess.

1:00 PM

HPA II Borrower 2021-1, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 034 05 0 023.00
302 Gates Rd, Goodlettsville TN 37072

Motion to Change the Total value to \$404,500, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$67,000 and Improvement value reduced to \$337,500

SFR JV-1 2019-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 064 15 0A 035.00
621 Sweetwater Cir, Old Hickory TN 37138

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

Arrived TN Johnny, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 071 01 0 030.00
518 Yokley Rd, Nashville TN 37207

Motion to No Change the Total value of \$505,100, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$129,600 and Improvement value of \$375,500

Arrived TN Conway, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 072 06 4L 001.00
1113 A Leland Ave, Nashville TN 37216

Motion to No Change the Total value of \$715,600, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$169,600 and Improvement value of \$546,000

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 075 12 0A 160.00
673 Belgium Dr, Hermitage TN 37076

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

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 075 12 0A 167.00
645 Belgium Dr, Hermitage TN 37076

Motion to Change the Total value to \$382,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$66,000 and Improvement value reduced to \$316,000

HPA CL2 LLC
Deb Wilson with Mainstay, appeared
Parcel ID 087 05 0A 033.00
5910 Colchester Dr, Hermitage TN 37076

Motion to No Change the Total value of \$304,600, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$76,000 and Improvement value of \$228,600

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 096 16 0B 013.00
1405 Angel Ct, Nashville TN 37214

Motion to Change the Total value to \$405,600, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$85,000 and Improvement value reduced to \$320,600

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 096 16 0B 016.00
1412 Angel Ct, Nashville TN 37214

Motion to Change the Total value to \$412,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$85,000 and Improvement value reduced to \$327,000

SFR JV-2 2023-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 098 05 0A 125.00
5640 Chestnutwood Trl, Hermitage TN 37076

Motion to Change the Total value to \$410,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$82,000 and Improvement value reduced to \$328,000

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 098 09 0A 104.00
5312 Mast Pt, Hermitage TN 37076

Motion to Change the Total value to \$510,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$101,000 and Improvement value reduced to \$409,000

SFR Acquisitions 1 LLC
Deb Wilson with Mainstay, appeared
Parcel ID 119 07 0 107.00
105 Blackstone Pl, Nashville TN 37210

Motion to No Change the Total value of \$365,700, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$61,700 and Improvement value of \$304,000

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 126 15 0A 246.00
8209 Canoe Ct, Nashville TN 37221

Motion to No Change the Total value of \$492,800, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$119,000 and Improvement value of \$373,800

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 135 16 0A 025.00
2408 Ravine Dr, Nashville TN 37217

Motion to No Change the Total value of \$418,600, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$77,000 and Improvement value of \$341,600

SFR JV-2 2024-2 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 142 11 0B 003.00
908 Magnolia Ct W, Nashville TN 37221

Motion to Change the Total value to \$464,395, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$117,000 and Improvement value reduced to \$347,395

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 142 13 0B 213.00
1205 Harpeth Lake Ct, Nashville TN 37221

Motion to Change the Total value to \$590,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$96,800 and Improvement value of \$493,200

SFR JV-1 2021-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 149 12 0B 055.00
1524 Overcreek Dr, Nashville TN 37217

Motion to No Change the Total value of \$385,600, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$77,000 and Improvement value of \$308,600

SFR Borrower 2024-A LLC
Deb Wilson with Mainstay, appeared
Parcel ID 150 01 0 049.00
460 Rural Hill Rd, Nashville TN 37217

Motion to No Change the Total value of \$301,100, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$53,300 and Improvement value of \$247,800.

SFR Borrower 2021-2 LLC
Deb Wilson with Mainstay, appeared
Parcel ID 150 03 0 395.00
901 Kalvesta Ct, Antioch TN 37013

Motion to No Change the Total value of \$314,400, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$72,000 and Improvement value of \$242,400.

HP Tennessee I LLC
Deb Wilson with Mainstay, appeared
Parcel ID 150 08 0 080.00
1204 Placid Ct, Antioch TN 37013

Motion to No Change the Total value of \$337,800, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$73,000 and Improvement value of \$264,800.

SFR Acquisitions 4, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 150 12 0B 221.00
5120 Kensal Dr, Antioch TN 37013

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

HPA II Borrower 2020 1 LLC
Deb Wilson with Mainstay, appeared
Parcel ID 150 12 0C 037.00
517 Homey Dr, Antioch TN 37013

Motion to Change the Total value to \$430,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$76,000 and Improvement value reduced to \$354,000.

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 151 01 0A 010.00
3737 Waterford Way, Antioch TN 37013

Motion to No Change the Total Value of \$318,600, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$73,000 and Improvement value of \$245,600.

HPA II Borrower 2020 1 LLC
Deb Wilson with Mainstay, appeared
Parcel ID 151 10 0A 157.00
1708 Londonview Pl, Antioch TN 37013

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

SFR Acquisitions 3 LLC
Deb Wilson with Mainstay, appeared
Parcel ID 164 12 0B 025.00
1251 Summer Shade Dr, Antioch TN 37013

Motion to No Change the Total value of \$442,900, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$91,000 and Improvement value of \$351,900.

SFR JV-1 2-2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 172 12 0A 060.00
924 Fallview Trl, Nashville TN 37211

Motion to No Change the Total Value of \$438,900, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$100,000 and Improvement value of \$338,900.

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 174 01 0A 068.00
1056 Shire Dr, Antioch TN 37013

Motion to No Change the Total value of \$336,700, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$77,000 and Improvement value of \$259,700.

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 180 04 0B 065.00
3101 Brookview Forest Dr, Nashville TN 37211

Motion to No Change the Total value of \$560,900, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$122,000 and Improvement value of \$438,900.

SFR Borrower 2021-2 LLC & ET AL
Deb Wilson with Mainstay, appeared
Parcel ID 181 01 0A 077.00
6640 Sugar Valley Dr, Nashville TN 37211

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

SFR 2025-2 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 182 06 0A 165.00
7476 Maggie Dr, Antioch TN 37013

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

SFR JV-1 2020-1 Borrower, LLC
Deb Wilson with Mainstay, appeared
Parcel ID 182 06 0A 351.00
8461 Lawson Dr, Antioch TN 37013

Motion to Change the Total value to \$371,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$96,000 and Improvement value reduced to \$275,000.

VI. Adjournment

Motion to adjourn by Carnell Scruggs, second by Lori Caste, unanimously approved.

Meeting adjourned 11:15 AM.

ATTEST:

APPROVED:
