



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday October 9, 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 and Elias Anderson, 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 Carnell Scruggs, second by Lori Caste, unanimously approved.

III. Review and Approval of Minutes

IV. Public Comment Period

V. Appeals:

8:30 AM

Bells Bluff, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 102 00 0 018.00
7600 Cabot Dr, Nashville TN 37209

Motion to No Change the Total value of \$100,656,600, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$10,050,000 and Improvement value of \$90,606,600

Autozone, Inc.
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 103 01 0 155.00
6217 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$3,155,300, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$2,639,700 and Improvement value of \$515,600

1802 Hillsboro Partners
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 104 12 0 011.00
1802 21st Ave S, Nashville TN 37212

Motion to Change the Total value to \$4,621,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$4,620,000 and Improvement value reduced to \$1,000.

Centrum-Argyle Limited Partner
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 105 10 0 093.00
755 E Argyle Ave, Nashville TN 37203

Motion to Continue this parcel to a date to be determined to allow both parties to gather information in reference to LIHTC, by Carnell Scruggs, second by Lori Caste, unanimously approved.

William H. Freeman Trust
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 106 01 0 158.00
817 Fesslers Pkwy, Nashville TN 37210

Motion to Change the Total value to \$2,090,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$994,500 and Improvement value reduced to \$1,095,500.

Ewing Irrigation Products
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 106 14 0 165.00
118 Park South Ct, Nashville TN 37210

Motion to No Change the Total value of \$3,046,800, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,657,500 and Improvement value of \$1,389,300

Cole AZ Nashville TN, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 106 16 0 046.04
1007 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total value of \$1,640,500, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$336,400 and Improvement value of \$1,304,100

Dre SECO, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 108 01 0 077.00
1111 Airport Center Dr, Nashville TN 37214

Motion to No Change the Total value of \$27,871,600, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$5,131,800 and Improvement value of \$22,739,800

Alan F. Bachrach LTD Partnership #4
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 117 08 0 306.00
1701 Gale Ln, Nashville TN 37212

Motion to Change the Total value to \$4,730,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,440,000 and Improvement value reduced to \$3,290,000.

Hertz Rent-A-Car
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 120 00 0 000.00 018
0 Donelson Pike, Nashville TN 37217

Motion to No Change the Total value of \$2,048,100, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$550,000 and Improvement value of \$1,498,100

AIMCO Hillmeade, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 129 00 0 001.00
6800 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$76,624,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$7,200,000 and Improvement value reduced to \$69,424,000.

AZ Tennessee LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 135 00 0 422.00
2340 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total value of \$1,792,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$585,400 and Improvement value of \$1,206,600

Biltmore Ridge, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 140 00 0 023.00
0 McCrory Ln, Nashville TN 37221

Motion to Change the Total Land value to \$2,150,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value reduced to \$2,150,000.

This concluded the morning session. Motion to recess until the 1:00 PM session, by Lori Caste, second by Carnell Scruggs, unanimously approved.

VI. Roll Call

Members present included: Ms. Deb Dawson, Dr. Truitt Ellis and Mr. Michael Milliner. Also present were Danielle Hancock and Elias Anderson, with the Office of the Property Assessor.

1:00 PM

Bachrach Partners, L.P.
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 034 05 0 122.00
1598 Crestview Dr, Madison TN 37115

****NOTE**** This PM appeal heard in the AM before recessing.

Motion to No Change the Total value of \$16,249,700, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,980,000 and Improvement value of \$14,269,700

135 Brink Haven, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 051 08 0 098.00
135 Brink Haven Ave, Madison TN 37115

****NOTE**** This PM appeal heard in the AM before recessing.

Motion to Change the Total value to \$17,060,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$2,310,000 and Improvement value reduced to \$14,750,000

Crossings Apartments Nashville, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 142 00 0 017.00
1 Club Pkwy, Nashville TN 37221

Motion to Change the Total value to \$54,340,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$7,500,000 and Improvement value reduced to \$46,840,000

Crossings Apartments Nashville, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 142 00 0 263.00
0 Hicks Rd, Nashville TN 37221

Motion to Change the Total Land value to \$1,100,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of reduced to \$1,100,000

CP5 Vue at Warner, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 142 00 0 151.00
111 Old Hickory Blvd, Nashville TN 37221

Motion to Change the Total value to \$39,265,500, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$5,000,000 and Improvement value reduced to \$34,265,500

CP5 Vue at Warner, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 142 00 0 165.00
184 Hicks Rd, Nashville TN 37221

Motion to Change the Total value to \$34,534,500, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$4,400,000 and Improvement value reduced to \$30,134,500.

Forest Park Limited Partnership
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 143 00 0 001.00
6938 Highway 70 S, Nashville TN 37221

Motion to Continue this parcel to a date to be determined to allow both parties to gather information in reference to LIHTC, by Carnell Scruggs, second by Lori Caste, unanimously approved.

Alan F. Bachrach Family LTD Partnership #2
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 147 02 0 163.00
530 Harding Pl, Nashville TN 37211

Motion to Change the Total value to \$8,650,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$1,750,000 and Improvement value reduced to \$6,900,000

NOVOGRODER/NASHVILLE, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 147 03 0 055.00
4098 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total value of \$1,433,500, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$627,300 and Improvement value of \$806,200

300 Baker Station, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 148 00 0 173.00
300 Bakertown Rd, Antioch TN 37013

Motion to No Change the Total value of \$33,884,700, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$4,080,000 and Improvement value of \$29,804,700

Mark Neal, Mary B. Neal & Brent W. Neal
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 163 00 0 380.00
5420 Target Dr, Antioch TN 37013

Motion to No Change the Total value of \$1,577,900, by Michael Milliner, second by Truitt Ellis, unanimously approved. Land value of \$673,100 and Improvement value of \$904,800

Mt. View Marketplace, LLC
Travis Mauldin with Property Tax Services, Inc., appeared
Parcel ID 164 00 0 313.00
3566 Murfreesboro Pike, Antioch TN 37013

Motion to No Change the Total value of \$2,431,300, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$951,300 and Improvement value of \$1,480,000

VII. Adjournment

Motion to adjourn by Michael Milliner, second by Truitt Ellis, unanimously approved.

Meeting adjourned 3:15 PM.

ATTEST:

APPROVED:
