



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday October 30, 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: Dr. Truitt Ellis, Mr. John Green, and Mr. Derrick Starks. Also present were Danielle Hancock, and Joel Phillips, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the Board elected Mr. Derrick Starks, Temporary Chair, for this meeting, Motion by John Green, second by Truitt Ellis, unanimously approved.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

Mini Storage Depot on Old Hickory, LLC
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 044 00 0 048.00
730 Hickory Industrial Dr, Old Hickory TN 37138

Motion to Change the Total value to \$7,000,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$957,600 and Improvement value reduced to \$6,042,400.

Brett Carter & Virginia Carter
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 063 00 0 293.00
0 Neelys Bend Rd, Madison TN 37115

Motion to Change the Total Land value to \$550,560 (Market value), by Truitt Ellis, second by John Green, unanimously approved. Land value reduced to \$550,560 (Market value).

Ashraf W. Mannan & Mecheal A. Faltas
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 069 00 0 227.00
3940 Clarksville Pike, Nashville TN 37218

Motion to Change the Total value to \$3,860,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$279,200 and Improvement value reduced to \$3,580,800.

Hermitage Hills LLC
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 075 00 0 206.00
3871 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$8,170,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$3,505,600 and Improvement value reduced to \$4,664,400.

4th and Madison, LLC
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 082 09 0U 111.00
314 Madison St, Nashville TN 37208

Motion to No Change the Total value of \$767,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$101,000 and Improvement value of \$666,000.

4th and Madison, LLC
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 082 09 0U 201.00
322 Madison St 201, Nashville TN 37208

Motion to No Change the Total value of \$1,017,100, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$101,000 and Improvement value of \$916,100.

4th and Madison, LLC
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 082 09 0U 202.00
322 Madison St 202, Nashville TN 37208

Motion to No Change the Total value of \$924,400, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$101,000 and Improvement value of \$823,400.

4th and Madison, LLC
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 082 09 0U 204.00
322 Madison St 203, Nashville TN 37208

Motion to No Change the Total value of \$657,600, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$101,000 and Improvement value of \$556,600.

4th and Madison, LLC
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 082 09 0U 206.00
1206 4th Ave N, Nashville TN 37208

Motion to No Change the Total value of \$439,300, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$101,000 and Improvement value of \$338,300.

4th and Madison, LLC
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 082 09 0U 210.00
1210 4th Ave N, Nashville TN 37208

Motion to No Change the Total value of \$439,300, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$101,000 and Improvement value of \$338,300.

A & M Partnership
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 120 01 0 158.00
1204 Murfreesboro Pike, Nashville TN 37217

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

Mini Storage Depot on Antioch Pike, LLC
Brett Carter, Attorney with Carter Shelton Law, appeared
Parcel ID 134 14 0 055.00
1321 Antioch Pike, Nashville TN 37211

Motion to Change the Total value to \$9,950,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$3,537,100 and Improvement value reduced to \$6,412,900.

10:45 AM

Thomas D. McGarvey, Kathy L. Adams & Steven R. Adams
Steven Adams, appeared
Parcel ID 164 00 0 027.00
5862 Mt View Rd, Antioch TN 37013

Motion to Change the Total value to \$388,000, by John Green, second by Truitt Ellis, unanimously approved. Land value increased to \$387,900 and Improvement value reduced to \$100.

Steven R. Adams & Kathy L. Adams
Steven Adams, appeared
Parcel ID 164 00 0 028.00
5876 Mt View Rd, Antioch TN 37013

Motion to No Change the Total value of \$1,024,000, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$982,100 and Improvement value of \$41,900.

11:15 AM

Johnnie D. Carden
Johnnie Carden, appeared
Parcel ID 123 00 0 087.00
1796 Bakers Grove Rd, Hermitage TN 37076

Motion to Change the Total Land value to \$200,000, by John Green, second by Truitt Ellis, unanimously approved. Land value reduced to \$200,000.

11:30 AM

Panchanan Satpathy & Sashikala Satpathy Living Trust
Panchanan Satpathy, appeared
Parcel ID 007 15 0 005.00
641 Gaylemore Dr, Goodlettsville TN 37072

Motion to No Change the Total value of \$560,100, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$145,000 and Improvement value of \$415,100.

This concluded the morning session at 10:30 AM. Motion by John Green, second by Lori Caste, unanimously approved to recess until the 1:00 PM session.

VI. Roll Call

Members present included: Ms. Mia Parker, Ms. Melba Jackson, and Mr. Michael Milliner. Also present were Danielle Hancock, and Joel Phillips, 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 Michael Milliner, second by Mia Parker, unanimously approved.

1:00 PM

39th Avenue Property Owner, LLC
John Sifford, appeared
Parcel ID 092 09 0 021.00
522 39th Ave N, Nashville TN 37209

Motion to Change the Total value to \$13,900,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value reduced to \$13,753,100 and Improvement value of \$146,900.

39th Avenue Property Owner, LLC
John Sifford, appeared
Parcel ID 092 09 0 022.00
600 A 39th Ave N, Nashville TN 37209

Motion to No Change the Total Land value of \$243,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$243,000.

39th Avenue Property Owner, LLC
John Sifford, appeared
Parcel ID 092 09 0 023.00
602 39th Ave N, Nashville TN 37209

Motion to No Change the Total Land value of \$243,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$243,000.

39th Avenue Property Owner, LLC
John Sifford, appeared
Parcel ID 092 09 0 024.00
604 39th Ave N, Nashville TN 37209

Motion to No Change the Total Land value of \$243,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$243,000.

2:00 PM

1810 Wedgewood LLC
Asia Zuck, appeared on behalf of the Owner, Brian Kelly
Parcel ID 104 08 0R 019.00
1810 Wedgewood Ave, Nashville TN 37212

Motion to Change the Total value to \$1,308,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$269,000 and Improvement value reduced to \$1,039,000.

2:15 PM

Shaar Forero Properties, Inc.
A M Forero, scheduled to appear
Parcel ID 034 01 0 035.00
803 Meadow Lark Ln, Goodlettsville TN 37072

Shaar Forero Properties, Inc.
A M Forero, scheduled to appear
Parcel ID 034 15 0 003.00
517 Myatt Dr, Madison TN 37115

Shaar Forero Properties, Inc.
A M Forero, scheduled to appear
Parcel ID 086 00 0 009.00
3441 Lebanon Pike, Hermitage TN 37076

Shaar Forero Properties, Inc.
A M Forero, scheduled to appear
Parcel ID 105 04 0 246.00
74 Trimble St, Nashville TN 37210

Shaar Forero Properties, Inc.
A M Forero, scheduled to appear
Parcel ID 147 16 0 040.00
4854 Nolensville Pike, Nashville TN 37211

The appellant did not show up for his appeals.

3:00 PM

October Homes, L.P.
Robert Trent, appeared
Parcel ID 043 10 0 121.00
606 N DuPont Ave, Madison TN 37115

Motion to Change the Total value to \$10,700,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$1,560,000 and Improvement value reduced to \$9,140,000.

Nashwood Park Limited Partnership
Robert Trent, appeared
Parcel ID 043 11 0 186.00
1040 N DuPont Ave, Madison TN 37115

Motion to Change the Total value to \$9,480,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$1,500,000 and Improvement value reduced to \$7,980,000.

Trinity Place, LP
Robert Trent, appeared
Parcel ID 059 16 0 246.00
400 E Nocturne Dr, Nashville TN 37207

Motion to No Change the Total value of \$16,216,200, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$1,500,000 and Improvement value of \$14,716,200.

The Granstaff, L.P.
Robert Trent, appeared
Parcel ID 070 15 0 041.00
2333 Rosa L Parks Blvd, Nashville TN 37228

Motion to Change the Total value to \$9,000,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$7,280,000 and Improvement value reduced to \$1,720,000.

The Preserve at Metro Center, L.P.
Robert Trent, appeared
Parcel ID 070 15 0 049.00
468 Ponder Pl 100-121, Nashville TN 37228

Motion to Change the Total value to \$7,930,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$4,130,000 and Improvement value reduced to \$3,800,000.

Bridgewood Park Limited Partnership
Robert Trent, appeared
Parcel ID 072 15 0 232.00
100 Pennington Ave, Nashville TN 37206

Motion to Change the Total value to \$9,450,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$2,000,000 and Improvement value reduced to \$7,450,000.

Berkshire Place Apartments, LP
Robert Trent, appeared
Parcel ID 072 15 0 235.00
1500 Porter Rd, Nashville TN 37206

Motion to Change the Total value to \$18,000,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$16,000,000 and Improvement value reduced to \$2,000,000.

The Villas at Metro Center, L.P.
Robert Trent, appeared
Parcel ID 081 03 0 365.00
469 Ponder Pl, Nashville TN 37228

Motion to Change the Total value to \$8,670,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$6,174,000 and Improvement value reduced to \$2,496,000.

Skyview Apartments, L.P.
Robert Trent, appeared
Parcel ID 092 13 0 256.00
307 Susannah Ct, Nashville TN 37209

Motion to Change the Total value to \$8,650,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$4,005,000 and Improvement value reduced to \$4,645,000.

The Park at Richards Road Apartments, L.P.
Robert Trent, appeared
Parcel ID 148 00 0 147.00
850 Richards Rd, Antioch TN 37013

Motion to Change the Total value to \$24,240,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$3,378,800 and Improvement value reduced to \$20,861,200.

Summerwind Apartments, L.P.
Robert Trent, appeared
Parcel ID 149 00 0 227.00
344 Bell Rd, Nashville TN 37217

Motion to Change the Total value to \$10,990,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$1,320,000 and Improvement value reduced to \$9,670,000.

Hamilton Creek Apartments, L.P.
Robert Trent, appeared
Parcel ID 150 00 0 236.00
3140 Hamilton Church Rd, Antioch TN 37013

Motion to Change the Total value to \$10,550,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$1,440,000 and Improvement value reduced to \$9,110,000.

VII. Adjournment

Motion to adjourn by Mia Parker, second by Michael Miliner, unanimously approved.

Meeting adjourned 3:35 PM.

ATTEST:

APPROVED:
