



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday December 15, 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, Dr. Truitt Ellis, and Mr. Roger Farmer. Also present were Herman Ruben, and Nathan Burton, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the minutes from the MBOE meeting from Monday December 8, 2025, and Tuesday December 9, 2025, by Lori Caste, second by Truitt Ellis, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Armed Services Mutual Benefit ASSN.
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 026 00 0 110.00
0 Conference Dr, Goodlettsville TN 37072

Motion to Change the Total Land value to \$1,500,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value reduced to \$1,500,000.

Armed Services Mutual Benefit ASSN.
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 026 06 0B 027.00
0 Conference Dr, Goodlettsville TN 37072

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

PW Williamson, LLC
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 081 12 0 438.00
0 Rosa L. Parks Blvd, Nashville TN 37208

At the request of the appellant, this appeal is hereby withdrawn.

8 Parcels heard together

SH Ridgefield Holdings, Inc.
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 093 08 0 019.00
505 Davidson St, Nashville TN 37213

Motion to Change the Total value to \$4,837,300, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value reduced to \$4,756,000 and Improvement value of \$81,300.

SH Ridgefield Holdings, Inc.
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 093 08 0 093.00
0 S 5th St, Nashville TN 37213

Motion to Change the Total value to \$2,855,100, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value reduced to \$2,831,000 and Improvement value of \$24,100.

SH Ridgefield Holdings, Inc.
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 093 08 0 079.00
501 Davidson St, Nashville TN 37213

Motion to Change the Total value to \$5,347,800, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value reduced to \$4,854,000 and Improvement value of \$493,800.

SH Ridgefield Holdings, Inc.
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 093 08 0 085.00
490 Crutcher St, Nashville TN 37213

Motion to Change the Total Land value to \$1,945,900, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value reduced to \$1,945,900.

SH Ridgefield Holdings, Inc.
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 093 08 0 086.00
483 Davidson St, Nashville TN 37213

Motion to Change the Total Land value to \$1,196,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value reduced to \$1,196,000.

SH Ridgefield Holdings, Inc.
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 093 08 0 087.00
0 Davidson St, Nashville TN 37213

Motion to Change the Total value to \$1,735,200, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value reduced to \$1,715,000 and Improvement value of \$20,200.

SH Ridgefield Holdings, Inc.
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 093 08 0 089.00
0 Crutcher St, Nashville TN 37213

Motion to Change the Total Land value to \$80,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value reduced to \$80,000.

SH Ridgefield Holdings, Inc.
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 093 08 0 014.00
499 Davidson St, Nashville TN 37213

Motion to Change the Total value to \$1,652,700, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value reduced to \$1,640,000 and Improvement value of \$12,700.

Ronald E. Wenzler, II
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 093 14 0 604.00
0 Ewing Ave, Nashville TN 37203

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

PW Williamson, LLC
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 106 01 0 112.00
419 Murfreesboro Pike, Nashville TN 37210

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

Terrence J. Clyne, Living Trust ET AL
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 106 09 0 054.00
1241 Fesslers Ln, Nashville TN 37210

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

Terry Clyne
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 106 09 0 075.00
0 Fessler Ln, Nashville TN 37210

Motion to Change the Total Land value to \$48,000, by Truitt Ellis, second by Lori Caste,
unanimously approved. Land value reduced to \$48,000.

Russell Family Partners, LLC & McKnight Family, LLC
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 118 16 0 074.00
2965 Armory Dr, Nashville TN 37204

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

Tom & Jane McDow Trust
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 130 14 0 031.00
1033 Lynnwood Blvd, Nashville TN 37215

Motion to Change the Total value to \$2,358,000, by Lori Caste, second by Truitt Ellis,
unanimously approved. Land value of \$910,000 and Improvement value reduced to \$1,448,000.

Urban Housing Solutions, Inc.
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 081 06 0 384.00
1714 Seifried St, Nashville TN 37208

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

Kay M. Matter & Joleen M. Coon
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 106 05 0 156.00
800 Fessler Ln, Nashville TN 37210

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

Joleen M. Coon
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 119 01 0 163.00
2200 Dortch Ave, Nashville TN 37210

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

Kay M. Matter & Joleen M. Coon
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 106 05 0 137.00
814 Fessler Ln, Nashville TN 37210

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

Joleen M. Coon
Robert M. Parten with Revenue Source Group, appeared
Parcel ID 106 05 0 136.00
411 Enos Reed Dr, Nashville TN 37210

Motion to No Change the Total value of \$2,503,700, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$893,000 and Improvement value of \$1,610,700

This concluded the morning session. Motion to recess until the 1:00 PM session, by Truitt Ellis, second by Lori Caste, unanimously approved at 11:30 AM.

VI. Roll Call

Members present included: Ms. Alexa Backner, Mr. Carnell Scruggs, and Ms. Mia Parker. Also present were Kristina Robinson, 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. Alexa Backner, Temporary Chair, for this meeting. Motion by Mia Parker, second by Carnell Scruggs, unanimously approved.

1:00 PM

H. M. & L. Co., L.P.
Jonathan Crumbliss with DMA-DuCharme, McMillen & Associates, Inc.
Parcel ID 092 15 0 048.00
2428 Elliston Pl, Nashville TN 37203

Motion to Change the Total value to \$5,000,000, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value reduced to \$4,990,500 and Improvement value of \$9,500

Grant's Fireworks Property Management, LP
Jonathan Crumbliss with DMA-DuCharme, McMillen & Associates, Inc., appeared
Parcel ID 107 00 0 097.00
1860 Air Lane Dr, Nashville TN 37210

Motion to No Change the Total value of \$12,255,700, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$5,904,000 and Improvement value of \$6,351,700

1:15 PM

DNA Miracle Properties, LLC
J Wamble with Wamble Associates scheduled to appear
Parcel ID 053 12 0 267.00
3201 Old Hickory Blvd, Old Hickory TN 37138

The appellant did not show up.

1:30 PM

Jacob A. Connaway
Brett Carter with Carter Shelton Jones PLC, appeared
Parcel ID 071 08 OT 001.00
1905 Lischev Ave, Nashville TN 37207

Motion to Change the Total value to \$630,000, by Mia Parker, second by Carnell Scruggs,
unanimously approved. Land value of \$240,000 and Improvement value reduced to \$390,000

Jacob A. Connaway
Brett Carter with Carter Shelton Jones PLC, appeared
Parcel ID 071 08 OT 002.00
1909 Lischev Ave, Nashville TN 37207

Motion to Change the Total value to \$575,000, by Mia Parker, second by Carnell Scruggs,
unanimously approved. Land value of \$240,000 and Improvement value reduced to \$335,000

Jacob Connaway
Brett Carter with Carter Shelton Jones PLC, appeared
Parcel ID 097 02 OA 191.00
1216 Riverbirch Way, Hermitage TN 37076

Motion to No Change the Total value of \$490,300, by Mia Parker, second by Carnell Scruggs,
unanimously approved. Land value of \$102,000 and Improvement value of \$388,300

1:45 PM

Saleh & Shireen Ahmad
Saleh & Shireen Ahmad, appeared
Parcel ID 1323 01 OC 009.00
804 Lealand Ct, Nashville TN 37204

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

2:00 PM

Harbhajan & Kuldip Dhillon
Harbhajan & Kuldip Dhillon scheduled to appear
Parcel ID 163 00 0 278.00
5433 Crossings Blvd, Antioch TN 37013

The appellant did not show up.

2:15 PM

HCP MOP LLC
Nick Ruiz, with Ryan, LLC, appeared
Parcel ID 092 11 0 390.00 001
2410 Patterson St, Nashville TN 37203

Motion to Change the Total value to \$45,520,000, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$12,893,800 and Improvement value reduced to \$32,626,200

HCP MOP LLC
Nick Ruiz, with Ryan, LLC, appeared
Parcel ID 092 11 0 390.00 002
250 25th Ave N, Nashville TN 37203

Motion to Change the Total value to \$19,850,000, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$6,011,200 and Improvement value reduced to \$13,838,800

HCP MOP LLC
Nick Ruiz, with Ryan, LLC, appeared
Parcel ID 092 11 0 390.00 003
2400 Patterson St, Nashville TN 37203

Motion to Change the Total value to \$45,760,000, by Carnell Scruggs, second by Mia Parker, unanimously approved. Land value of \$10,541,000 and Improvement value reduced to \$35,219,000

2:45 PM

Hoover-Gilbert Revocable Living Trust
Richard Hoover and Laurie Gilbert, appeared
Parcel ID 082 16 0 147.00
900 Russell St, Nashville TN 37206

Motion to Change the Total value to \$815,000, by Mia Parker, second by Carnell Scruggs, unanimously approved. Land value of \$580,000 and Improvement value reduced to \$235,000

3:00 PM

Kolleen Hudgins
Parcel ID 072 08 0 129.00
2234 Stratford Ave, Nashville TN 37216

Hudgins Family Partnership
Parcel ID 117 03 0B 217.00
2601 Hillsboro Pike, Unit O-3, Nashville TN 37212

Hudgins Family Partnership
Parcel ID 033 00 0 094.00
1326 Dickerson Pike, Goodlettsville TN 37072

The appellant did not show up.

3:45 PM

Sabrina Y. Shoulders
Parcel ID 043 13 0 049.00
208 Old Hickory Blvd, Madison TN 37115

Ron Sepehr
Parcel ID 119 01 0 421.00
2326 Nolensville Pike, Nashville TN 37211

Ron Sepehr
Parcel ID 119 05 0 037.00
2424 Nolensville Pike, Nashville TN 37211

The appellant did not show up.

VII. Adjournment

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

Meeting adjourned 4:00 PM.

ATTEST:

APPROVED:
