



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday January 8, 2026

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. Derrick Starks, Ms. Deb Dawson, and Mr. John Green. Also present were Danielle Hancock, and Elias Anderson, with the Office of the Property Assessor.

III. Review and Approval of Minutes: .

IV. Public Comment Period

V. Appeals:

8:30 AM

General Property Group, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 091 12 0 283.00
3907 Alabama Ave, Nashville TN 37209

Motion to Change the Classification to Commercial and the Total value to \$667,500, by John Green, second by Derrick Starks, unanimously approved. Land value of \$666,500, and Improvement value reduced to \$1,000.

General Property Group, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 091 12 0 284.00
3909 Alabama Ave, Nashville TN 37209

Motion to Change the Classification to Commercial and a No Change to the Total Land value of \$666,500, by John Green, second by Derrick Starks, unanimously approved. Land value of \$666,500.

General Property Group, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 091 12 0 285.00
3911 Alabama Ave, Nashville TN 37209

Motion to Change the Classification to Commercial and a No Change to the Total Land value of \$666,500, by John Green, second by Derrick Starks, unanimously approved. Land value of \$666,500.

General Property Group, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 091 12 0 286.00
3913 Alabama Ave, Nashville TN 37209

Motion to Change the Classification to Commercial and a No Change to the Total Land value of \$666,500, by John Green, second by Derrick Starks, unanimously approved. Land value of \$666,500.

General Property Group, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 091 12 0 287.00
3915 Alabama Ave, Nashville TN 37209

Motion to Change the Classification to Commercial and a No Change to the Total Land value of \$627,300, by John Green, second by Derrick Starks, unanimously approved. Land value of \$627,300.

General Property Group, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 091 12 0 288.00
406 40th Ave N, Nashville TN 37209

Motion to Change the Total value to \$667,500, by John Green, second by Derrick Starks, unanimously approved. Land value of \$666,500 and Improvement value reduced to \$1,000 .

General Property Group, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 091 16 0 283.00
4000 Charlotte Ave, Nashville TN 37209

Motion to Change the Total value to \$4,796,500, by John Green, second by Derrick Starks, unanimously approved. Land value reduced to \$4,795,500 and Improvement value reduced to \$1,000 .

General Property Group, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 091 16 0 286.00
3914 Charlotte Ave, Nashville TN 37209

Motion to Change the Total value to \$2,431,000, by John Green, second by Derrick Starks, unanimously approved. Land value of \$2,430,000 and Improvement value reduced to \$1,000 .

Mohammad Rahimi & Zary Rahimi
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 091 16 0 384.00
3906 Charlotte Ave, Nashville TN 37209

Motion to Change the Total value to \$3,247,000, by John Green, second by Derrick Starks, unanimously approved. Land value of \$3,246,000 and Improvement value reduced to \$1,000 .

Mohammad Rahimi & Zary Rahimi
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 091 16 0 385.00
3900 Charlotte Ave, Nashville TN 37209

Motion to Change the Total value to \$518,500, by John Green, second by Derrick Starks, unanimously approved. Land value of \$517,500 and Improvement value reduced to \$1,000 .

Bloodworth Revocable Living Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 103 02 0 155.00
288 White Bridge Pike, Nashville TN 37209

Motion to Change the Total value to \$2,490,000, by Derrick Starks, second by John Green, unanimously approved. Land value of \$1,829,600 and Improvement value reduced to \$660,400 .

Bloodworth Revocable Living Trust
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 103 02 0 156.00
292 White Bridge Pike, Nashville TN 37209

Motion to No Change the Total value of \$2,112,700, by Derrick Starks, second by John Green, unanimously approved. Land value of \$2,090,900 and Improvement value of \$21,800 .

General Property Group, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 133 06 0 008.00
3507 B Nolensville Pike, Nashville TN 37211

Motion to No Change the Total value of \$86,000, by John Green, second by Derrick Starks, unanimously approved. Land value reduced to \$76,200 and Improvement value of \$9,800 .

Mohammad Rahimi & Zary Rahimi
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 133 06 0 009.00
3507 A Nolensville Pike, Nashville TN 37211

Motion to No Change the Total value of \$107,400, by John Green, second by Derrick Starks, unanimously approved. Land value reduced to \$98,000 and Improvement value of \$9,400 .

General Property Group, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 133 06 0 010.00
3511 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total value of \$640,200, by John Green, second by Derrick Starks, unanimously approved. Land value reduced to \$522,700 and Improvement value of \$117,500 .

This concluded the morning session. With agreement of all the parties, the independent MBOE went ahead and heard the 1:00 PM appeals at the conclusion of the morning session.

1:00 PM

GH Company, LLC
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 117 10 0 140.00
2324 Crestmoor Rd, Nashville TN 37215

Motion to Change the Total value to \$18,694,600, by John Green, second by Derrick Starks, unanimously approved. Land value reduced to \$10,898,600 and Improvement value reduced to \$7,796,000 .

St. Paul Community Ltd. Partnership
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 131 05 0 000.00 001
0 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$25,170,300, by John Green, second by Derrick Starks, unanimously approved. Land value of \$5,200,000 and Improvement value reduced to \$19,970,300 .

Richland Country Club
Debbie Smith with Criterion Property Tax Consultants, LLC, appeared
Parcel ID 159 00 0 232.00
1 Club Dr, Nashville TN 37215

Motion to No Change the Total value of \$36,638,900, by John Green, second by Derrick Starks, unanimously approved. Land value reduced to \$11,486,800 and Improvement value of \$25,152,100 .

VI. Adjournment

Motion to adjourn by John Green, second by Lori Caste, unanimously approved.

Meeting adjourned 11:55 AM.

ATTEST:

APPROVED:
