



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday June 23, 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: Ms. Michele Trueba, Ms. Deb Dawson. Also present were Herman Ruben and Joel Phillips, with the Office of the Property Assessor. Richard Hunt and Caren Nichol with Evans and Petree appeared on behalf of the property owners.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

NOTE**

Due to an emergency situation of one of the independent MBOE Alternates, there were no morning appeals. Those appeals will be rescheduled at a later date to be determined.

VI. Roll Call

Members present included: Mr. John Green, Mr. Carnell Scruggs, and Ms. Alexa Backner. Also present were Herman Ruben and Joel Phillips, with the Office of the Property Assessor. Richard Hunt and Caren Nichol with Evans and Petree appeared on behalf of the property owners.

VII. Appeals:

1:00 PM

1219 4th Ave South LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 03 0 330.00
1219 4th Ave S, Nashville TN 37210

Motion to Change the Total Value to \$1,490,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$555,400 and Improvement value reduced to \$934,600.

Nashville Phase II Property Holder LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 03 0Y 002.00
1131 4th Ave S, Nashville TN 37210

Motion to Change the Total Value to \$39,075,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$21,202,800 and Improvement value reduced to \$17,872,200.

807 Bradford, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 14 0 207.00
807 Bradford Ave, Nashville TN 37204

Motion to Change the Total Value to \$1,230,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$1,130,000 and Improvement value reduced to \$100,000.

Offices at Bradford, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 14 0 208.00
805-A Bradford Ave, Nashville TN 37204

Motion to Change the Total Value to \$592,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$582,000 and Improvement value reduced to \$10,000.

Craighead Investors, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 15 0 017.00
478 Craighead St, Unit 107, Nashville TN 37204

Motion to No Change the Total Value of \$1,747,800, by John Green, second by Alexa Backner, Carnell Scruggs abstained. Land value of \$1,690,700 and Improvement value of \$57,100.

Craighead Investors, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 105 15 0 019.00
480 Craighead St, Nashville TN 37204

Motion to Change the Total Value to \$1,562,200, by John Green, second by Alexa Backner, Carnell Scruggs abstained. Land value reduced to \$1,561,200 and Improvement value reduced to \$1,000.

309-311 Plus Park Blvd LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 106 00 0 122.00
311 Plus Park Blvd, Nashville TN 37217

Motion to No Change the Total Value of \$7,559,800, by Carnell Scruggs, second by Carnell Scruggs, unanimously approved. Land value of \$1,916,600 and Improvement value of \$5,643,200.

Tennessee Optometric Assoc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 07 0 023.00
2727 Bransford Ave, Nashville TN 37204

Motion to Change the Total Value to \$1,642,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value reduced to \$1,615,400 and Improvement value of \$26,600.

JK MacMillan Commercial Properties, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 07 0 035.00
2701 Greystone Rd, Nashville TN 37204

Motion to Change the Total Value to \$1,340,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$1,263,200 and Improvement value reduced to \$76,800.

G.L. Shacklett, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 08 0 122.00
2402 Cruzen St, Nashville TN 37211

Motion to Change the Total Value to \$407,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value reduced to \$406,000 and Improvement value reduced to \$1,000.

HC Berry Hill, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 08 0 175.00
2606 Eugenia Ave, Nashville TN 37211

Motion to Change the Total Value to \$1,640,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$910,500 and Improvement value reduced to \$729,500.

2926 Foster, GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 16 0 042.00
2926 Foster Creighton Dr, Nashville TN 37204

Motion to Change the Total Value to \$940,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$382,500 and Improvement value reduced to \$557,500.

VIII. Adjournment

Motion to adjourn by John Green, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 3:25 PM.

ATTEST:

APPROVED:
