



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday August 7, 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: Mr. Carnell Scruggs, Ms. Alexa Coulton Backner, and Mr. John Green. Also present were Herman Ruben, and Nathan Burton with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair being present at this meeting, the MBOE elected Ms. Alexa Backner, Temporary Chair, for this meeting, Motion by John Green, second by Carnell Scruggs, unanimously approved.

III. Review and Approval of Minutes: Approval of the minutes from the meeting Thursday July 31, 2025, Motion by John Green, second by Carnell Scruggs, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Bars Hooper Holdings, LLC
Bradley Bars, appeared
Parcel ID 043 11 OC 002.00
200 Myatt Dr, Madison TN 37115

At the request of the appellant, this appeal is hereby withdrawn.

Bars Hooper Holdings, LLC
Bradley Bars, appeared
Parcel ID 043 11 0D 005.00
224 Myatt Dr, Madison TN 37115

At the request of the appellant, this appeal is hereby withdrawn.

Bars Holdings, LLC
Bradley Bars, appeared
Parcel ID 044 11 0F 002.00
11 Jones Cir, Old Hickory TN 37138

Motion to Change the Total value to \$737,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value reduced to \$185,000 and Improvement value reduced to \$552,000.

BB Southern Holdings, LLC
Bradley Bars, appeared
Parcel ID 044 15 0L 002.00
1010 Dodson St, Old Hickory TN 37138

Motion to No Change the Total Land value of \$90,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value of \$90,000.

Brad Bars
Bradley Bars, appeared
Parcel ID 044 15 0P 002.00
1106 Ninth St, Old Hickory TN 37138

At the request of the appellant, this appeal is hereby withdrawn.

Brad Bars
Bradley Bars, appeared
Parcel ID 044 15 0P 003.00
820 Berry St, Old Hickory TN 37138

At the request of the appellant, this appeal is hereby withdrawn.

Bradley Joseph Bars
Bradley Bars, appeared
Parcel ID 053 03 0D 001.00
1309 DeBow St, Old Hickory TN 37138

Motion to No Change the Total value of \$297,400, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$90,000 and Improvement value of \$207,400.

Bradley Bars
Bradley Bars, appeared
Parcel ID 053 03 0E 002.00
1209 DeBow St, Old Hickory TN 37138

Motion to Change the Total value to \$417,000, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$90,000 and Improvement value reduced to \$327,000.

Bars Holdings, LLC
Bradley Bars, appeared
Parcel ID 053 03 0J 002.00
1408 Lawrence St, Old Hickory TN 37138

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

Brad Bars
Bradley Bars, appeared
Parcel ID 071 08 1H 001.00
323 A Duke St, Nashville TN 37207

Motion to Change the Total Land value to \$75,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$75,000.

Brad Bars
Bradley Bars, appeared
Parcel ID 071 08 1H 002.00
323 B Duke St, Nashville TN 37207

Motion to Change the Total Land value to \$75,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$75,000.

Herwigs Holdings, LLC
Bradley Bars, appeared
Parcel ID 072 07 0P 001.00
0 Kenmore Pl, Nashville TN 37216

Motion to No Change the Total value of \$384,100, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$198,400 and Improvement value of \$185,700.

Bradley J. Bars
Bradley Bars, appeared
Parcel ID 072 07 0P 002.00
0 Kenmore Pl, Nashville TN 37216

Motion to Change the Total Land value to \$77,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value reduced to \$77,000.

Centennial Owner I, LLC
Bradley Bars, appeared
Parcel ID 080 00 0 049.00
6311 Centennial Blvd, Nashville TN 37209

Motion to No Change the Total value of \$1,510,400, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$940,000 and Improvement value of \$570,400.

Bars Holdings, LLC
Bradley Bars, appeared
Parcel ID 081 03 0B 002.01
2406 B 14th Ave N, Nashville TN 37208

Motion to Change the Total Land value to \$76,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$76,500.

Clear Creek Holdings, LLC
Bradley Bars, appeared
Parcel ID 081 03 3Y 001.00
2117 A 12th Ave N, Nashville TN 37208

Motion to Change the Total value to \$615,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$152,000 and Improvement value reduced to \$463,000.

Clear Creek Holdings, LLC
Bradley Bars, appeared
Parcel ID 081 03 3Y 002.00
2117 B 12th Ave N, Nashville TN 37208

Motion to Change the Total value to \$615,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$152,000 and Improvement value reduced to \$463,000.

Southern Premier Holdings, LLC
Bradley Bars, appeared
Parcel ID 081 06 0 484.00
2204 Buchanan St, Nashville TN 37208

Motion to Change the Total value to \$1,800,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$428,800 and Improvement value reduced to \$1,371,200.

Southern Premier Holdings, LLC
Bradley Bars, appeared
Parcel ID 081 06 0 491.00
0 Buchanan St, Nashville TN 37208

Motion to Change the Total Land value to \$390,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$390,000.

Brad Bars
Bradley Bars, appeared
Parcel ID 083 01 0P 002.00
1204 Cline Ave, Nashville TN 37206

Motion to Change the Total Land value to \$126,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$126,000.

Brad Bars
Bradley Bars, appeared
Parcel ID 090 12 2C 001.00
6305 Robertson Ave #2, Nashville TN 37209

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

Brad Bars
Bradley Bars, appeared
Parcel ID 090 12 2C 002.00
6305 Robertson Ave #1, Nashville TN 37209

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

BB Southern Holdings, LLC
Bradley Bars, appeared
Parcel ID 091 01 0T 002.00
6199 Louisiana Ave, Nashville TN 37209

Motion to Change the Total value to \$653,100, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$127,500 and Improvement value of \$525,600.

LaMorinda Properties, LLC
Bradley Bars, appeared
Parcel ID 091 10 3H 011.00
0 Robertson Ave, Nashville TN 37209

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

BFH Enterprises, LLC
Bradley Bars, appeared
Parcel ID 091 10 3H 012.00
0 Robertson Ave, Nashville TN 37209

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

Bradley J. Bars
Bradley Bars, appeared
Parcel ID 091 13 2Z 002.00
102 Twin St, Nashville TN 37209

Motion to Change the Total value to \$688,500, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$210,000 and Improvement value reduced to \$478,500.

Bradley J. Bars
Bradley Bars, appeared
Parcel ID 091 16 0L 001.00
4205 A Elkins Ave, Nashville TN 37209

Motion to No Change the Total value of \$567,200, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$368,800 and Improvement value of \$198,400.

Bars Holdings, LLC
Bradley Bars, appeared
Parcel ID 091 16 0L 002.00
4205 B Elkins Ave, Nashville TN 37209

Motion to Change the Total value to \$866,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$368,800 and Improvement value reduced to \$497,200.

Bradley Bars
Bradley Bars, appeared
Parcel ID 102 03 0G 002.00
601 Comet Dr, Nashville TN 37209

Motion to No Change the Total value of \$677,400, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$210,000 and Improvement value of \$467,400.

The Board recessed at 12:00 PM. We did not complete all of the morning parcels so the remaining parcels will be heard beginning at the 1:30 PM session. Motion by John Green, second by Carnell Scruggs, unanimously approved.

VI. Roll Call

Members present included: Ms. Alexa Backner, Dr. Truitt Ellis, and Mr. John Green. Also present were Herman Ruben, and Nathan Burton with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair not present for this meeting, the independent MBOE elected Ms. Alexa Coulton Backner, Temporary Chair, for this meeting, Motion by John Green, second by Truitt Ellis, unanimously approved.

****NOTE**** The remaining parcels were the ones left over from the morning session. The final 2 parcels on here are withdrawals and they were scheduled for 8/7/2025 at 1PM. The remaining 35 parcels were rescheduled in agreement with the appellant and the Office of the Property Assessor for 8/13/2025 at 1:00 PM.

1:00 PM

Brad Bars
Bradley Bars, appeared
Parcel ID 102 03 00 001.00
6521 Thunderbird Dr, Nashville TN 37209

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

Brad Bars
Bradley Bars, appeared
Parcel ID 102 03 00 002.00
6523 Thunderbird Dr, Nashville TN 37209

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

Bars Holdings, LLC
Bradley Bars, appeared
Parcel ID 103 06 0P 001.00
5537 Kendall, Nashville TN 37209

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

Bradley J. Bars
Bradley Bars, appeared
Parcel ID 103 08 0M 001.00
4404 A Westlawn Dr, Nashville TN 37209

Motion to No Change the Total value of \$697,200, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$328,000 and Improvement value of \$369,200.

Bradley J. Bars
Bradley Bars, appeared
Parcel ID 103 08 0M 002.00
4404 B Westlawn Dr, Nashville TN 37209

Motion to No Change the Total value of \$613,900, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$266,500 and Improvement value of \$347,400.

Bradley J. Bars & Alexandria Bars
Bradley Bars, appeared
Parcel ID 103 08 0P 001.00
129 43rd Ave N, Nashville TN 37209

Motion to No Change the Total value of \$900,900, by John Green, second by Truitt Ellis, unanimously approved. Land value of \$328,000 and Improvement value of \$572,900.

Bradley Bars
Bradley Bars, appeared
Parcel ID 104 01 0 140.01
3634 Redmon St, Nashville TN 37209

Motion to No Change the Total value of \$1,250,500, by Truitt Ellis, second by John Green, unanimously approved. Land value of \$372,000 and Improvement value of \$878,500.

Bradley J. Bars & Alexandria Bars
Bradley Bars, appeared
Parcel ID 104 10 0X 002.00
402 Lancaster Ave, Nashville TN 37212

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

Bradley Bars
Bradley Bars, appeared
Parcel ID 105 11 3I 001.00
622 A Benton Ave, Nashville TN 37204

Motion to Change the Total value to \$560,000, by Truitt Ellis, second by John Green,
unanimously approved. Land value of \$300,000 and Improvement value reduced to \$260,000.

Bars Holdings, LLC
Bradley Bars, appeared
Parcel ID 105 11 3I 002.00
622 B Benton Ave, Nashville TN 37204

Motion to Change the Total value to \$646,000, by Truitt Ellis, second by John Green,
unanimously approved. Land value of \$262,500 and Improvement value reduced to \$383,500.

Brad Bars
Bradley Bars, appeared
Parcel ID 105 16 0 201.00
2132 Canady Ave, Nashville TN 37211

Motion to Change the Total Land value to \$790,000, by Truitt Ellis, second by John Green,
unanimously approved. Land value reduced to \$790,000.

Bradley Bars
Bradley Bars, appeared
Parcel ID 115 12 091.00
6111 Robin Hill Rd, Nashville TN 37205

Motion to Change the Total value to \$1,700,000, by Truitt Ellis, second by John Green,
unanimously approved. Land value of \$950,000 and Improvement value reduced to \$750,000.

Alexandria Bars
Bradley Bars, appeared
Parcel ID 116 02 0A 018.00
4817 Post Rd, Nashville TN 37205

Motion to Change the Total Land value to \$1,622,500, by Truitt Ellis, second by John Green,
unanimously approved. Land value reduced to \$1,622,500.

Brad Bars
Bradley Bars, appeared
Parcel ID 118 03 0D 004.00
550 Rosedale Ave #4, Nashville TN 37211

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

Brad Bars
Bradley Bars, appeared
Parcel ID 118 03 0D 005.00
550 Rosedale Ave #5, Nashville TN 37211

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

Murphy Road Partners
Bradley Bars, appeared
Parcel ID 118 05 0 226.00
915 Kirkwood Ave, Nashville TN 37204

Motion to Change the Total value to \$1,000,000, by Truitt Ellis, second by John Green,
unanimously approved. Land value of \$616,000 and Improvement value reduced to \$384,000.

O.I.C. Homes at 2202 Sadler Avenue
Bradley Bars, appeared
Parcel ID 119 01 0U 900.00
2202 C Sadler Ave, Nashville TN 37210

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

Big Package Ventures, LLC
Bradley Bars, appeared
Parcel ID 144 06 0 024.00
1141 Crater Hill Dr, Nashville TN 37215

Motion to Change the Total value to \$2,500,000, by John Green, second by Truitt Ellis,
unanimously approved. Land value of \$773,500 and Improvement value reduced to \$1,726,500.

Brad Bars
Bradley Bars, appeared
Parcel ID 160 14 0I 004.00
322 Vale MNR, Brentwood TN 37027

Motion to No Change the Total Land value of \$348,000, by John Green, second by Truitt Ellis,
unanimously approved. Land value of \$348,000.

RKPB Ventures, LLC
Bradley Bars, appeared
Parcel ID 081 02 4R 001.00
1738 McKinney Ave, Nashville TN 37208

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

Smack Ventures, LLC
Bradley Bars, appeared
Parcel ID 091 02 0X 002.01
1407 55th Ave N, Nashville TN 37209

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

VII. Adjournment

Motion to adjourn by John Green, second by Truitt Ellis, unanimously approved.

Meeting adjourned 3:55 PM.

ATTEST:

APPROVED:
