



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday August 13, 2025

8:30 AM & 1:00 PM

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 President Ronald Reagan Way, Suite 210

I. Call To Order

II. Roll Call

Members present included: Ms. Lori Caste, Mr. John Green, and Mr. Roger Farmer. Also present were Herman Ruben, and Joel Phillips, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the minutes from the meeting Wednesday August 6, 2025, Motion by John Green, second by Lori Caste, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

JJD OZ Fund, LLC  
Justin Chapman Prince, appeared  
Parcel ID 105 01 3S 001.00  
1074 Archer St, Nashville TN 37203

This appeal was originally scheduled for July 28, 2025, but was continued to allow for a Field Review to determine the correct square footage, Motion to Change the Total value to \$1,946,000, by Lori Caste, second by John Green, unanimously approved. Land value of \$460,800 and Improvement value reduced to \$1,485,200.

JJD OZ Fund, LLC  
Justin Chapman Prince, appeared  
Parcel ID 105 01 3S 002.00  
1076 Archer St, Nashville TN 37203

This appeal was originally scheduled for July 28, 2025, but was continued to allow for a Field Review to determine the correct square footage, Motion to Change the Total value to \$1,946,000, by Lori Caste, second by John Green, unanimously approved. Land value of \$460,800 and Improvement value reduced to \$1,485,200.

Justin Chapman Prince & Rachel Brooke Prince  
Justin Chapman Prince, appeared  
Parcel ID 144 05 0 006.00  
1317 Chickering Rd, Nashville TN 37215

This appeal was originally scheduled for July 28, 2025, but was continued to allow for a Field Review to determine the correct square footage, Motion to Change the Total value to \$8,021,950, by Lori Caste, second by John Green, unanimously approved. Land value of \$1,489,500 and Improvement value reduced to \$6,532,450.

8:45 AM

First State Properties, Inc.  
Stephen "Bo" Bearnse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 026 00 0 072.00  
300 Northcreek Blvd, Goodlettsville TN 37072

Motion to Change the Total value to \$3,600,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$773,600 and Improvement Value reduced to \$2,826,400.

Patrick Industries, Inc.  
Stephen "Bo" Bearnse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 034 11 0 035.00  
1221 Northgate Business Pkwy, Madison TN 37115

Motion to Change the Total value to \$1,123,000, by Lori Caste, second by John Green, unanimously approved. Land value of \$773,000 and Improvement Value reduced to \$350,000.

Southland Properties  
Stephen "Bo" Bearnse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 034 15 0 035.00  
1225 Northgate Business Pkwy, Madison TN 37115

Motion to Change the Total value to \$6,002,000, by Lori Caste, second by John Green, unanimously approved. Land value of \$694,000 and Improvement Value reduced to \$5,308,000.

Exeter 125 Fernco, LLC  
Stephen "Bo" Bearse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 060 00 0 115.00  
125 Fernco Dr, Nashville TN 37207

Motion to Change the Total value to \$8,220,000, by Lori Caste, second by John Green,  
unanimously approved. Land value of \$1,399,100 and Improvement Value reduced to \$6,820,900.

Cromwell Real Estate, LLC  
Stephen "Bo" Bearse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 061 15 0 325.00  
3800 Gallatin Pike, Nashville TN 37216

Motion to Change the Total value to \$2,000,000, by Lori Caste, second by John Green,  
unanimously approved. Land value of \$1,437,500 and Improvement Value reduced to \$562,500.

Charles Turner Family Limited Partnership  
Stephen "Bo" Bearse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 064 16 0 025.00  
4604 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$2,250,000, by Lori Caste, second by John Green,  
unanimously approved. Land value of \$1,071,600 and Improvement Value reduced to \$1,178,400.

1715 West End Partners  
Stephen "Bo" Bearse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 092 16 0 176.00  
1715 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$9,724,700, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$9,626,700 and Improvement Value of \$98,000.

EM 531 Lafayette LLC  
Stephen "Bo" Bearse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 093 14 0 442.00  
533 Lafayette St, Nashville TN 37203

Motion to No Change the Total value of \$2,851,700, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$2,790,000 and Improvement Value of \$61,700.

EM 531 Lafayette LLC  
Stephen "Bo" Bearse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 093 14 0 443.00  
531 Lafayette St, Nashville TN 37203

Motion to No Change the Total Land value of \$14,670,000, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$14,670,000.

2216 Abbott Martin, LLC  
Stephen "Bo" Bearse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 117 14 0 417.00  
2216 Abbott Martin Rd, Nashville TN 37215

Motion to Change the Total value to \$8,200,000, by Lori Caste, second by John Green, unanimously approved. Land value of \$6,396,000 and Improvement Value reduced to \$1,804,000.

Nashville HERC LLC  
Stephen "Bo" Bearse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 120 00 0 156.00  
1320 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total value of \$4,730,900, by John Green, second by Lori Caste, unanimously approved. Land value of \$1,997,800 and Improvement value of \$2,733,100.

Exeter 556 Metroplex, LP  
Stephen "Bo" Bearse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 134 00 0 237.00  
556 Metroplex Dr, Nashville TN 37211

Motion to No Change the Total value of \$9,237,800, by John Green, second by Lori Caste, unanimously approved. Land value of \$3,188,600 and Improvement value of \$6,049,200.

Exeter 5720 Crossings, L.P.  
Stephen "Bo" Bearse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 163 00 0 346.00  
5720 Crossings Blvd, Antioch TN 37013

Motion to No Change the Total value of \$20,914,800, by John Green, second by Lori Caste, unanimously approved. Land value of \$2,378,600 and Improvement value of \$18,536,200.

Exeter 50 Teledyne, LLC  
Stephen "Bo" Bearse, Parker Armstrong with EY, LLP, appeared  
John Steeber and Brittany Mari with EY, LLP appeared  
Parcel ID 175 00 0 203.00  
50 Teledyne Pl, Lavergne TN 37086

Motion to Change the Total value to \$28,240,000, by Lori Caste, second by John Green, unanimously approved. Land value of \$8,382,000 and Improvement Value reduced to \$19,858,000.

This concluded the morning session at 11:21 AM. The Board recessed until the 1:00 PM session. Motion by John Green, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Ms. Mia Parker, Ms. Alexa Backner, and Ms. Melba Jackson. 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 for this meeting, the MBOE elected Ms. Melba Jackson, Temporary Chair, for this meeting, Motion by Mia Parker, second by Alexa Backner, unanimously approved.

1:00 PM

Smackintosh Ventures, LLC  
Bradley Bars, appeared  
Parcel ID 025 00 0 092.00  
544 Dry Creek Rd, Goodlettsville, TN 37072

Motion to Change the Land value to \$257,000, by Alexa Backner, second by Mia Parker, unanimously approved. Land value reduced to \$257,000.

Bars Hooper Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 044 05 0L 001.00  
207 A Ensley Ave, Old Hickory TN 37138

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

Herwigs Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 044 11 0C 001.00  
114 Buffalo St, Old Hickory TN 37138

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

Herwigs Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 044 11 0C 002.00  
115 Richmond St, Old Hickory TN 37138

Motion to Change the Land value to \$20,000, by Alexa Backner, second by Mia Parker, unanimously approved. Land value reduced to \$20,000.

Herwigs Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 044 11 0D 001.00  
101 Wilmington St, Old Hickory TN 37138

Motion to Change the Total value to \$239,700, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$90,000 and Improvement value reduced to \$149,700.

Herwigs Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 044 11 0I 001.00  
113 Wilmington St, Old Hickory TN 37138

Motion to Change the Total value to \$239,000, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$90,000 and Improvement value reduced to \$149,000.

Ryan Hooper & Brad Bars  
Bradley Bars, appeared  
Parcel ID 044 14 0K 001.00  
229 A Martingale Dr, Old Hickory TN 37138

Motion to Change the Total value to \$209,500, by Alexa Backner, second by Mia Parker, unanimously approved. Land value of \$90,000 and Improvement value reduced to \$119,500.

Herwigs Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 044 15 0K 001.00  
1012 Hadley Ave, Old Hickory TN 37138

Motion to No Change the Total value to \$320,800, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$90,000 and Improvement value of \$230,800.

Herwigs Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 044 15 0L 001.00  
1005 Debow St, Old Hickory TN 37138

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

Bars Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 053 03 0 156.00  
1312 Dodson St, Old Hickory TN 37138

Motion to No Change the Total value to \$473,600, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$100,000 and Improvement value of \$373,600.

Bars Hooper Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 053 03 0 445.00  
1413 Hadley Ave, Old Hickory TN 37138

Motion to No Change the Total value to \$431,300, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$100,000 and Improvement value of \$331,300.

Bradley J. Bars  
Bradley Bars, appeared  
Parcel ID 053 03 0D 002.00  
1316 Dodson St, Old Hickory TN 37138

Motion to Change the Total value to \$432,000, by Alexa Backner, second by Mia Parker, unanimously approved. Land value of \$90,000 and Improvement value reduced to \$342,000.

Bars Hooper Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 053 03 0M 001.00  
1311 Debow St, Old Hickory TN 37138

Motion to No Change the Total value of \$227,600, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$90,000 and Improvement value of \$137,600.

RKPB Ventures, LLC  
Bradley Bars, appeared  
Parcel ID 053 03 0O 001.00  
1609 Hadley Ave, Old Hickory TN 37138

Motion to Change the Total value to \$315,000, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$90,000 and Improvement value reduced to \$225,000.

Bars Hooper Holdings, LLC  
Brad Bars, appeared  
Parcel ID 060 16 0P 001.00  
2801 Jones Ave, Nashville TN 37207

Motion to conduct a Field Review, by Alexa Backner, second by Mia Parker, unanimously approved.

Smackintosh Ventures, LLC  
Bradley Bars, appeared  
Parcel ID 072 06 0 150.00  
1009 Thomas Ave, Nashville TN 37216

Motion to No Change the Total value of \$388,500, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$228,000 and Improvement value of \$160,500.

Smackintosh Ventures, LLC  
Bradley Bars, appeared  
Parcel ID 072 06 0 152.00  
1005 Thomas Ave, Nashville TN 37216

Motion to Change the Total value to \$411,000, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$228,000 and Improvement value reduced to \$183,000.

Herwigs Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 072 16 3P 001.00  
1912 Sheridan Rd, Nashville TN 37206

Motion to No Change the Total value of \$439,900, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$228,000 and Improvement value of \$211,900.

Bradley Bars  
Bradley Bars, appeared  
Parcel ID 081 02 2Y 002.00  
1732 B Kellow St, Nashville TN 37208

Motion to No Change the Total value of \$447,300, by Alexa Backner, second by Mia Parker, unanimously approved. Land value of \$152,000 and Improvement value of \$295,300.

Bradley J. Bars  
Bradley Bars, appeared  
Parcel ID 091 10 1B 002.00  
5809 Mackie, Nashville TN 37209

Motion to Change the Total value to \$465,500, by Mia Parker, second by Alexa Backner, unanimously approved. Land value reduced to \$131,040 and Improvement value reduced to \$334,460.

Bars Hooper Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 092 06 OR 001.00  
730 A 29<sup>th</sup> Ave N, Nashville TN 37209

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

Bars Hooper Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 092 06 OR 002.00  
730 B 29<sup>th</sup> Ave N, Nashville TN 37209

Motion to Change the Total Land value to \$40,000, by Mia Parker, second by Alexa Backner, unanimously approved. Land value reduced to \$40,000.

BFH Enterprises, LLC  
Bradley Bars, appeared  
Parcel ID 092 13 0 308.00  
315 37<sup>th</sup> Ave N, Nashville TN 37209

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

Herwigs Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 102 03 0D 001.00  
6533 Thunderbird Dr, Nashville TN 37209

Motion to conduct a Field Review by Alexa Backner, second by Mia Parker, unanimously approved.

Bradley J. Bars  
Bradley Bars, appeared  
Parcel ID 102 03 0D 002.00  
6535 Thunderbird Dr, Nashville TN 37209

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

Bradley Bars  
Bradley Bars, appeared  
Parcel ID 102 03 0J 002.00  
6519 B Thunderbird Dr, Nashville TN 37209

Motion to Change the Total value to \$474,000, by Mia Parker, second by Alexa Backner, unanimously approved. Land value reduced to \$159,600 and Improvement value of \$314,400.

Herwigs Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 103 02 1G 001.00  
200 A Bellmore Ave, Nashville TN 37209

Motion to Change the Total value to \$366,100, by Mia Parker, second by Alexa Backner, unanimously approved. Land value reduced to \$94,700 and Improvement value of \$271,400.

Bars Hooper Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 103 02 2B 001.00  
5505 Vaught Dr, Nashville TN 37209

Motion to No Change the Total value of \$359,900, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$131,200 and Improvement value of \$228,700.

Smackintosh Ventures, LLC  
Bradley Bars, appeared  
Parcel ID 103 04 0 270.00  
4100 Idaho Ave, Nashville TN 37209

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

Bars Hooper Holdings, LLC  
Bradley Bars, appeared  
Parcel ID 106 09 0F 001.00  
1916 Hutton Dr, Nashville TN 37210

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

VII. Adjournment

Motion to adjourn by Mia Parker, second by Alexa Backner, unanimously approved.

Meeting adjourned 4:23 PM.

**ATTEST:**

**APPROVED:**

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