



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday August 25, 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: Mr. Carnell Scruggs, Mr. Michael Milliner, and Mr. Derrick Starks. Also present were Herman Ruben, and Elias Anderson, with the Office of the Property Assessor.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair not being present for this meeting, the MBOE elected Mr. Derrick Starks, Temporary Chair, for this meeting, Motion by Michael Milliner, second by Carnell Scruggs, unanimously approved.

III. Review and Approval of Minutes: Approval of the minutes from the meeting Monday August 11, 2025, and Tuesday August 12, 2025, Motion by Michael Milliner, second by Carnell Scruggs, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

October Homes, L.P.  
Robert Trent, appeared  
Parcel ID 043 10 0 121.00  
606 N Dupont Ave, Madison TN 37115

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Nashwood Park Limited Partners  
Robert Trent, appeared  
Parcel ID 043 11 0 186.00  
1040 N Dupont Ave, Madison TN 37115

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Trinity Place, LP  
Robert Trent, appeared  
Parcel ID 059 16 0 246.00  
400 E Nocturne Dr, Nashville TN 37207

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Michael Milliner, second by Carnell Scruggs, unanimously approved.

The Granstaff, L.P.  
Robert Trent, appeared  
Parcel ID 070 15 0 041.00  
2333 Rosa L Parks Blvd, Nashville TN 37228

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Carnell Scruggs, second by Michael Milliner, unanimously approved.

Preserve at Metro Center, L.P.  
Robert Trent, appeared  
Parcel ID 070 15 0 049.00  
468 Ponder Pl, Unit 100-121, Nashville TN 37228

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Bridgewood Park Limited Partners  
Robert Trent, appeared  
Parcel ID 072 15 0 232.00  
100 Pennington Ave, Nashville TN 37206

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Berkshire Place Apartments, LP  
Robert Trent, appeared  
Parcel ID 072 15 0 235.00  
1500 Porter Rd, Nashville TN 37206

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Par Investments, LLC  
Robert Trent, appeared  
Parcel ID 072 15 0 341.00  
1510 Branch St, Nashville TN 37206

Motion to Change the Total value to \$3,423,600, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value reduced to \$3,354,000 and Improvement value of \$69,600.

Villas at Metro Center, L.P.  
Robert Trent, appeared  
Parcel ID 081 03 0 365.00  
469 Ponder Pl, Nashville TN 37228

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Skyview Apartments, L.P.  
Robert Trent, appeared  
Parcel ID 092 13 0 256.00  
307 Susannah Ct, Nashville TN 37209

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Park at Richard Roads Apartment  
Robert Trent, appeared  
Parcel ID 148 00 0 147.00  
850 Richards Road, Antioch TN 37013

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Summerwind Apartments, L.P.  
Robert Trent, appeared  
Parcel ID 149 00 0 227.00  
344 Bell Road, Nashville TN 37217

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Hamilton Creek Apartments, L.P.  
Robert Trent, appeared  
Parcel ID 150 00 0 236.00  
3140 Hamilton Church Rd, Antioch TN 37013

Motion to Continue this parcel to allow both the Appellant and the Assessor's Office to obtain information pertinent to the LIHTC for this parcel, by Michael Milliner, second by Carnell Scruggs, unanimously approved.

This concluded the morning session, the MBOE recessed at 9:41 AM, Motion by Michael Milliner, second by Carnell Scruggs, unanimously approved.

VI. Roll Call

Members present included: Ms. Mia Parker, Ms. Alexa Backner, and Ms. Lori Caste. Also present were Herman Ruben, and Elias Anderson with the Office of the Property Assessor.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair being present for this meeting, the MBOE elected Ms. Alexa Backner, Temporary Chair, for this meeting, Motion by Lori Caste, second by Mia Parker, unanimously approved.

**\*\*NOTE\*\*** We did not begin the afternoon session until the 3:00 PM scheduled appeal. The appellant did arrive early, so we began at approximately 2:30 PM.

3:00 PM

Triple Z Properties, LLC  
Brian Pour, appeared  
Parcel ID 105 16 0 192.00  
2115 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$4,650,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value reduced to \$4,091,600 and Improvement value of \$558,4000.

3:15 PM

Jeffrey Stephen Seeman & Cynthia Lee Seeman Revocable Trust  
Jeffrey Seeman, appeared  
Parcel ID 182 00 0 110.00  
6024 Cane Ridge Rd, Antioch TN 37013

Motion to Change the Total value to \$712,700, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$417,300 and Improvement value reduced to \$295,400.

3:30 PM

Warren B Properties, LLC  
Tim Evilcizer and Mike Evilcizer, appeared  
Parcel ID 034 13 0 262.00  
926 Old Dry Creek Rd, Madison TN 37115

Motion to Change the Total value to \$797,700, by Lori Caste, second by Mia Parker, unanimously approved. Land value reduced to \$454,000 and Improvement value reduced to \$343,700.

Warren B Properties, LLC  
Tim Evilcizer and Mike Evilcizer, appeared  
Parcel ID 041 12 0 147.00  
1107 Darbytown Dr, Nashville TN 37207

Motion to No Change the Total value of \$1,044,000, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$183,800 and Improvement value of \$860,200.

Warren B Properties, LLC  
Tim Evilcizer and Mike Evilcizer, appeared  
Parcel ID 071 08 0 078.00  
331 E Trinity Ln, Nashville TN 37207

Motion to No Change the Total value of \$1,254,800, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$1,173,900 and Improvement value of \$80,900.

4:00 PM

JJZ Realty Partnership  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 103 01 0 027.00  
6213 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$4,800,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value of \$3,345,400 and Improvement value reduced to \$1,454,600.

JJZ Realty Partnership, GP  
Cody Anderson with Ryan, LLC, appeared  
Parcel ID 103 01 0 036.00  
6111 Cowden Ave, Nashville TN 37209

Motion to Change the Total Land value to \$440,000, by Lori Caste, second by Mia Parker, unanimously approved. Land value reduced to \$440,000.

VII. Adjournment

Motion to adjourn by Mia Parker, second by Lori Caste, unanimously approved.

Meeting adjourned 4:12 PM.

**ATTEST:**

**APPROVED:**

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