



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday September 25, 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: Ms. Lori Caste, Dr. Truitt Ellis, and Ms. Deb Dawson. 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 Monday September 15, 2025, Tuesday September 16, 2025, and Wednesday September 17, 2025, Motion by Lori Caste, second by Truitt Ellis, unanimously approved.

- IV. Public Comment Period

- V. Appeals:

8:30 AM

AHMEN SANKARI, MOHAMED N. SANKARI, AND MOHAMED Y. SANKARI
Ahmed Sankari, appeared
Parcel ID 092 07 0 303.00
804 19th Ave N, Nashville, TN 37208

Motion to No Change the Total Value of \$1,159,900, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$1,158,500 and Improvement value of \$1,400.

AHMED SANKARI, MOHAMED N. SANKARI, AND MOHAMED Y. SANKARI
Ahmed Sankari, appeared
Parcel ID 092 07 0 304.00
810 19th Ave N, Nashville, TN 37208

Motion to No Change the Total Land Value of \$274,400, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$274,400.

AHMED SANKARI, MOHAMED N. SANKARI, AND MOHAMED Y. SANKARI
Ahmed Sankari, appeared
Parcel ID 093 16 0 152.00
119 Lafayette St, Nashville, TN 37210

Motion to No Change the Total Value of \$445,600, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$431,200 and Improvement value of \$14,400.

AHMED SANKARI, MOHAMED N. SANKARI, AND MOHAMED Y. SANKARI
Ahmed Sankari, appeared
Parcel ID 093 16 0 153.00
123 Lafayette St, Nashville, TN 37210

Motion to No Change the Total Value of \$808,300, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$704,000 and Improvement value of \$104,300.

AHMED SANKARI, MOHAMED N. SANKARI, AND MOHAMED Y. SANKARI
Ahmed Sankari, appeared
Parcel ID 105 04 0 250.00
175 Lafayette St, Nashville, TN 37210

Motion to Change the Total Value to \$512,025, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value reduced to \$457,725 and Improvement value of \$54,300.

9:00 AM

Nandita Bhuva
Nandita Bhuva, appeared
Parcel ID 095 15 0 043.00
0 Atrium Way, Nashville, TN 37214

Motion to Change the Total Land Value to \$160,000, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value reduced to \$160,000.

IM Seven, LLC
Nandita Bhuva, appeared
Parcel ID 096 16 0 209.00
0 Blackwood Dr, Nashville, TN 37214

Motion to No Change the Total Land Value of \$128,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$128,000.

IM Seven, LLC
Nandita Bhuvu, appeared
Parcel ID 106 04 0 022.00
1624 Elm Hill Pike, Nashville, TN 37210

Motion to No Change the Total Land Value of \$104,500, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$104,500.

9:30 AM

James D. Turner, ET UX
Don Turner, appeared
Parcel ID 180 00 0 048.00
6761 Holt Rd, Nashville, TN 37211

Motion to Change the Total Value to \$850,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value reduced to \$241,000 and Improvement value of \$609,000.

10:00 AM

Racetrac Petroleum, Inc.
Greg Bergdale with DMA, Inc., appeared
Parcel ID 034 02 0 109.00
1804 Gallatin Pike N, Madison, TN 37115

Motion to Change the Total Value to \$6,170,000, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$2,901,100 and Improvement value reduced to \$3,268,900.

Racetrac Petroleum, Inc.
Greg Bergdale with DMA, Inc., appeared
Parcel ID 086 00 0 169.00
5781 Old Hickory Blvd, Hermitage, TN 37076

Motion to Change the Total Value to \$1,800,000, by Truitt Ellis, second by Lori Caste, unanimously approved. Land value of \$1,066,300 and Improvement value reduced to \$733,700.

Newschannel 5 Network, L.P.
Greg Bergdale with DMA, Inc., appeared
Parcel ID 093 01 0 041.00
474 James Robertson Plwy, Nashville, TN 37219

Motion to Change the Total Value to \$11,001,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value reduced to \$11,000,000 and Improvement value reduced to \$1,000.

Newschannel 5 Network, L.P.
Greg Bergdale with DMA, Inc., appeared
Parcel ID 093 02 0 001.00
604 4th Ave N, Nashville, TN 37219

Motion to No Change the Total Value of \$2,465,800, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$2,439,400 and Improvement value of \$26,400.

Thomas Nelson, Inc.
Greg Bergdale with DMA, Inc., appeared
Parcel ID 096 00 0 046.00
501 Nelson Pl, Nashville, TN 37214

Motion to Change the Total Value to \$11,000,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$7,386,000 and Improvement value reduced to \$3,614,000.

Ridgefield Properties
Greg Bergdale with DMA, Inc., appeared
Parcel ID 103 15 0 058.00
4301 Harding Pike, Nashville, TN 37205

Motion to Change the Total Value to \$35,800,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$15,769,800 and Improvement value reduced to \$20,030,200.

Greenbelt Development, LLC
Greg Bergdale with DMA, Inc., appeared
Parcel ID 107 00 0 121.00
616 Marriott Dr, Nashville, TN 37214

Motion to Change the Total Value to \$11,900,000, by Lori Caste, second by Truitt Ellis, unanimously approved. Land value of \$2,932,500 and Improvement value reduced to \$8,967,500.

This concluded the morning session at 11:39 AM. Motion to Recess until the 1:00 PM Afternoon session, by Truitt Ellis, second by Lori Caste, unanimously approved.

VI. Roll Call-1:00 PM Sessions

Members present included: Mr. Micheal Milliner, Ms. Alexa Backner, and Ms. Melba Jackson. Also present were Herman Ruben and Joel Phillips, 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, Motion by Michael Milliner, second by Alexa Backner, unanimously approved.

1:00 PM

Fiberweb, Inc.
Andrew Delaney with DMA, Inc., appeared
Parcel ID 044 00 0 037.00
70 Old Hickory Blvd, Old Hickory, TN 37138

Motion to Change the Total Value to \$34,200,000, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$7,548,000 and Improvement value reduced to \$26,652,000.

White Front Garage Partners, LLC.
Andrew Delaney with DMA, Inc., appeared
Parcel ID 093 02 4 007.00
207 2nd Ave N, Nashville. TN 37201

Motion to No Change the Total Value of \$7,047,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$5,618,000 and Improvement value of \$1,429,000.

Taconic Asset Trust
Andrew Delaney with DMA, Inc., appeared
Parcel ID 093 14 0 459.00
709 Rep John Lewis Way S, Nashville. TN 37203

Motion to No Change the Total Value of \$16,343,700, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$13,330,500 and Improvement value of \$3,013,200.

SunTrust Bank, Nashville, N.A.
Andrew Delaney with DMA, Inc., appeared
Parcel ID 104 04 0 140.00
1026 17th Ave S, Nashville. TN 37212

Motion to No Change the Total Value of \$6,763,400, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$4,077,100 and Improvement value of \$2,686,300.

1605 21st Avenue Owner, LLC
Andrew Delaney with DMA, Inc., appeared
Parcel ID 104 08 0 086.00
1605 21st Ave S, Nashville. TN 37212

Motion to No Change the Total Value of \$6,256,700, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$6,187,500 and Improvement value of \$69,200.

Clopay Plastic Products Company, Inc.
Andrew Delaney with DMA, Inc., appeared
Parcel ID 134 00 0 175.00
463 Harding Industrial Dr, Nashville. TN 37211

Motion to No Change the Total Value of \$18,604,600, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$3,262,500 and Improvement value of \$15,342,100.

SunTrust Bank, Nashville Nat'l Assn.
Andrew Delaney with DMA, Inc., appeared
Parcel ID 142 00 0 057.00
7121 Highway 70 S, Nashville. TN 37221

Motion to Change the Total Value to \$5,000,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$4,495,400 and Improvement value of \$504,600.

1:45 PM

Jessica Lyn Doyle, Charter Doyle & Janice Doyle
Jessica Doyle, appeared
Parcel ID 073 01 0 253.00
4018 Moss Rose Dr, Nashville, TN 37216

Motion to Change the Total Value to \$1,250,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$522,000 and Improvement value reduced to \$728,000.

Jessica Doyle
Jessica Doyle, appeared
Parcel ID 082 16 0 040.00
611 Woodland St, Nashville, TN 37206

Motion to Change the Total Value to \$1,021,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$1,020,000 and Improvement value reduced to \$1,000.

2:15 PM

Blackstone Brewing Company, LLC
Kent Taylor, appeared
Parcel ID 092 11 0 386.00
2312 Clifton Ave, Nashville, TN 37209

Motion to Change the Total Value to \$8,279,885, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$8,235,285 and Improvement value of \$44,600.

2:30 PM

Michael Keith Newcomb
Michael Newcomb, appeared
Parcel ID 115 04 0 017.00
604 Georgetown Dr, Nashville, TN 37205

Motion to No Change the Total Value of \$705,100, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$600,000 and Improvement value of \$105,100.

3:00 PM

Jeffrey Allen Kendig & Marleny Castillo
Jeff Kendig, appeared
Parcel ID 041 08 0 044.00
1143 Old Hickory Blvd, Nashville, TN 37207

Motion to Change the Total Value to \$201,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$84,000 and Improvement value reduced to \$117,000.

Jeff Kendig
Jeff Kendig, appeared
Parcel ID 071 07 0 286.00
302 Edwin St, Nashville, TN 37207

Motion to Change the Total Land Value to \$260,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$260,000.

Jeff Kendig
Jeff Kendig, appeared
Parcel ID 071 07 0 287.00
304 Edwin St, Nashville, TN 37207

Motion to Change the Total Land Value to \$260,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$260,000.

Jeff Kendig
Jeff Kendig, appeared
Parcel ID 071 14 0 345.00
27 Ligon Ave, Nashville, TN 37207

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

Jeffrey A. Kendig
Jeff Kendig, appeared
Parcel ID 072 06 0 247.00
1111 McGavock Pike, Nashville, TN 37216

Motion to No Change the Total Value of \$402,300, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$265,000 and Improvement value of \$137,300.

Jeff Kendig
Jeff Kendig, appeared
Parcel ID 072 13 0 064.00
1016 Cahal Ave, Nashville, TN 37206

Motion to No Change the Total Value of \$178,000, by Alexa Backner, second by Michael Milliner, unanimously approved. Land value of \$150,000 and Improvement value of \$28,000.

Jeffrey Allen Kendig
Jeff Kendig, appeared
Parcel ID 072 13 0 073.00
1019 McClurkan Ave, Nashville, TN 37206

Motion to No Change the Total Value of \$286,300, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$150,000 and Improvement value of \$136,300.

Jeffrey Kendig
Jeff Kendig, appeared
Parcel ID 094 05 0 021.00
924 S 12th St, Nashville, TN 37206

Motion to Change the Total Land Value to \$339,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value reduced to \$322,800 and Improvement value of \$16,200.

4:00 PM

14th Ave Community Development Partners
Michael Elrich, appeared
Parcel ID 092 08 0 316.00
315 14th Ave N, Nashville, TN 37203

Motion to No Change the Total Value of \$7,752,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$6,468,000 and Improvement value of \$1,284,000.

305 14th Ave N, LLC
Michael Elrich, appeared
Parcel ID 092 08 0 321.00
305 14th Ave N, Nashville, TN 37203

Motion to Change the Total Value to \$1,700,000, by Michael Milliner, second by Alexa Backner, unanimously approved. Land value of \$1,400,000 and Improvement value reduced to \$300,000.

VII. Adjournment

Motion to adjourn by Michael Milliner, second by Alexa Backner, unanimously approved.

Meeting adjourned 6:52 PM.

ATTEST:

APPROVED:
