



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday October 23, 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 Ms. Deb Dawson. Also present were Danielle Hancock, and Nathan Burton, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 069 16 0 046.00  
3703 Hydes Ferry Rd, Nashville TN 37218

Motion to Change the Total value to \$409,000, by John Green, second by Lori Caste, unanimously approved. Land value increased to \$149,200 and Improvement value reduced to \$259,800.

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 069 16 0 204.00  
1618 E Stewarts Ln, Nashville TN 37218

At the request of the appellant, this appeal is hereby withdrawn.

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 070 04 0 142.00  
2309 Ilolo St, Nashville TN 37207

Motion to Change the Total value to \$290,000, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$144,000 and Improvement value reduced to \$146,000.

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 070 08 0 196.00  
804 Enloe St, Nashville TN 37207

At the request of the appellant, this appeal is hereby withdrawn.

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 071 05 0 238.00  
1822 Haynes St, Nashville TN 37207

Motion to No Change the Total value of \$346,900, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$130,000 and Improvement value of \$216,900.

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 071 05 0 239.00  
1818 Haynes St, Nashville TN 37207

Motion to No Change the Total value of \$355,300, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$130,000 and Improvement value of \$225,300.

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 071 05 0 272.00  
1816 Haynes St, Nashville TN 37207

Motion to No Change the Total value of \$345,300, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$130,000 and Improvement value of \$215,300.

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 071 05 0 278.00  
1820 Haynes St, Nashville TN 37207

Motion to No Change the Total value of \$356,800, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$130,000 and Improvement value of \$226,800.

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 081 03 0 163.00  
1200 Walsh St, Nashville TN 37208

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

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 081 03 0 169.00  
1211 Kellow St, Nashville TN 37208

Motion to No Change the Total value of \$365,900, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$190,000 and Improvement value of \$175,900.

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 001.00  
508 Garfield St #5, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 002.00  
508 Garfield St #4, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 003.00  
508 Garfield St #3, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 004.00  
508 Garfield St #2, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 005.00  
508 Garfield St #1, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 006.00  
510 Garfield St, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 014.00  
1702 6<sup>th</sup> Ave N, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 015.00  
1704 6<sup>th</sup> Ave N, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 016.00  
1706 6<sup>th</sup> Ave N, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 017.00  
1708 6<sup>th</sup> Ave N, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 018.00  
1710 6<sup>th</sup> Ave N, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 019.00  
1712 6<sup>th</sup> Ave N, Nashville TN 37208

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

Bryan Development Group, LLC  
Murphy Goodman, appeared  
Parcel ID 081 08 4X 020.00  
1714 6<sup>th</sup> Ave N, Nashville TN 37208

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

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 081 11 0 256.00  
1705 16<sup>th</sup> Ave N, Nashville TN 37208

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

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 081 14 0 084.00  
1607 24<sup>th</sup> Ave N, Nashville TN 37208

Motion to Change the Total value to \$285,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$200,000 and Improvement value reduced to \$85,000.

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 081 15 0 045.00  
1501 22<sup>nd</sup> Ave N, Nashville TN 37208

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

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 081 15 0 109.00  
1521 21<sup>st</sup> Ave N, Nashville TN 37208

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

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 092 02 0 286.00  
2415 Scovel St, Nashville TN 37208

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

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 092 03 0 065.00  
2242 Meharry Blvd, Nashville TN 37208

Motion to No Change the Total value of \$507,900, by John Green, second by Lori Caste, unanimously approved. Land value of \$180,000 and Improvement value of \$327,900.

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 092 03 0 066.00  
2402 Meharry Blvd, Nashville TN 37208

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

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 118 05 0N 002.00  
948 B Battlefield Dr, Nashville TN 37204

Motion to Change the Total value to \$1,210,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$320,000 and Improvement value reduced to \$890,000.

Murphy & Sonya Family Trust  
Murphy Goodman, appeared  
Parcel ID 146 06 0 039.00  
713 Farrell Rd, Nashville TN 37220

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

This concluded the morning session at 10:30 AM. Motion by John Green, second by Lori Caste, unanimously approved to recess until the 1:00 PM session.

#### VI. Roll Call

Members present included: Mr. Roger Farmer, Dr. Truitt Ellis, and Mr. Michael Milliner. Also present were Danielle Hancock, and Nathan Burton, with the Office of the Property Assessor.

**\*\*NOTE\*\*** Vice Chair Roger Farmer had to leave at 3PM at which time, Ms. Melba Jackson came in to Chair the remainder of the afternoon parcels. Due to the Vice Chair leaving, the independent MBOE elected Ms. Melba Jackson, Temporary Chair, for the remaining parcels, Motion by Michael Milliner, second by Truitt Ellis, unanimously approved.

1:00 PM

J.W. Frierson  
Nathaniel Grimes, appeared  
Parcel ID 081 16 0 253.00  
1048 Scovel St, Nashville TN 37208

Motion to Change the Total value to \$450,000, by Michael Milliner, second by Truitt Ellis, unanimously approved. Land value of \$330,000 and Improvement value reduced to \$120,000.

J.W. Frierson CH. Of Christ Dev FDN.  
Nathaniel Grimes, appeared  
Parcel ID 081 16 0 350.00  
1310 Jefferson St, Nashville TN 37208

Motion to Change the Total value to \$535,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$525,000 and Improvement value reduced to \$10,000.

J.W. Frierson CH. Of Christ Dev FDN.  
Nathaniel Grimes, appeared  
Parcel ID 091 08 0 261.00  
931 42<sup>nd</sup> Ave N, Nashville TN 37209

Motion to Change the Total Land value to \$190,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value reduced to \$190,000.

J.W. Frierson Church of Christ Devel Found  
Nathaniel Grimes, appeared  
Parcel ID 092 03 0 174.00  
2119 Albion St, Nashville TN 37208

Motion to No Change the Total value of \$492,100, by Truitt Ellis, second by Michael, Milliner, unanimously approved. Land value of \$180,000 and Improvement value of \$312,100.

J.W. Frierson Ch. of Christ Dev. FDN.  
Nathaniel Grimes, appeared  
Parcel ID 092 05 0 294.00  
2910 Clifton Ave, Nashville TN 37209

Motion to No Change the Total value of \$494,100, by Michael, Milliner, second by Truitt Ellis, unanimously approved. Land value of \$216,000 and Improvement value of \$278,100.

J.W. Frierson CH. Of Christ Dev FDN.  
Nathaniel Grimes, appeared  
Parcel ID 092 06 0 615.00  
713 25<sup>th</sup> Ave N, Nashville TN 37208

Motion to Change the Total Land value to \$190,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value reduced to \$190,000.

J.W. Frierson Ch. of Christ Dev. FDN.  
Nathaniel Grimes, appeared  
Parcel ID 092 07 0 081.00  
2006 Herman St, Nashville TN 37208

Motion to Change the Total value to \$850,000, by Michael, Milliner, second by Truitt Ellis, unanimously approved. Land value of \$642,000 and Improvement value of \$208,000.

J.W. Frierson CH. Of Christ Dev FDN.  
Nathaniel Grimes, appeared  
Parcel ID 105 04 0 272.00  
1228 Lewis St, Nashville TN 37210

Motion to Change the Total Land value to \$394,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value reduced to \$394,000.

J.W. Frierson Ch. of Christ Dev. FDN.  
Nathaniel Grimes, appeared  
Parcel ID 105 08 0 050.00  
27 Hart St, Nashville TN 37210

Motion to No Change the Total value of \$399,800, by Michael, Milliner, second by Truitt Ellis, unanimously approved. Land value of \$300,000 and Improvement value of \$99,800.

J.W. Frierson Ch. of Christ Dev. FDN.  
Nathaniel Grimes, appeared  
Parcel ID 105 08 0 051.00  
25 Hart St, Nashville TN 37210

Motion to No Change the Total value of \$345,500, by Michael, Milliner, second by Truitt Ellis, unanimously approved. Land value of \$270,000 and Improvement value of \$75,500.

2:00 PM

Theresa Lynn Lemley & Rodney Wayne Lemley ET AL  
Rodney Lemley, appeared  
Parcel ID 094 03 0 031.00  
2819 Barclay Dr, Nashville TN 37209

Motion to Change the Total value to \$602,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value reduced to \$228,000 and Improvement value reduced to \$374,000.

2:15 PM

1200 Lebanon Partners, LLC  
Smedmore Bernard with 1<sup>st</sup> Aerow Valuation, appeared  
Parcel ID 094 00 0 028.00  
1200 Lebanon Pike, Nashville TN 37210

Motion to No Change the Total value of \$4,800,000, by Michael Milliner, second by Truitt Ellis, unanimously approved. Land value of \$2,856,200 and Improvement value of \$1,943,800.

203 Fessler's Partners, LLC  
Smedmore Bernard with 1st Aerow Valuation, appeared  
Parcel ID 094 13 0 121.00  
0 Fessler's Ln, Nashville TN 37210

Motion to continue this parcel to a date to be determined and to also include 3 other parcels that should have also been on this docket, MP 094-9-74, 094-13-55, and 094-13-56, by Michael Milliner, second by Truitt Ellis, unanimously approved.

2:45 PM

Phoenix Property Holdings, LLC  
William Yancey, appeared  
Parcel ID 048 00 0 100.00  
3740 Stevens Ln, Nashville TN 37218

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

Phoenix Property Holdings, LLC  
William Yancey, appeared  
Parcel ID 049 00 0 033.00  
3608 Echo Ln, Nashville TN 37218

Motion to No Change the Total value of \$340,100, by Michael Milliner, second by Truitt Ellis, unanimously approved. Land value of \$84,900 and Improvement value of \$255,200.

Hang Ten, LLC  
William Yancey, appeared  
Parcel ID 083 03 0G 002.00  
2209 Carter Ave, Nashville TN 37206

Motion to Change the Total value to \$361,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value reduced to \$230,900 and Improvement value reduced to \$130,100.

Phoenix Property Holdings, LLC  
William Yancey, appeared  
Parcel ID 083 09 0E 002.00  
129 S 10<sup>th</sup> St, Nashville TN 37206

Motion to Change the Total value to \$570,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$128,000 and Improvement value reduced to \$442,000.

Phoenix Property Holdings, LLC  
William Yancey, appeared  
Parcel ID 083 09 0E 005.00  
123 S 10<sup>th</sup> St, Nashville TN 37206

Motion to Change the Total value to \$570,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$128,000 and Improvement value reduced to \$442,000.

Phoenix Property Holdings, LLC  
William Yancey, appeared  
Parcel ID 083 09 0E 006.00  
121 S 10<sup>th</sup> St, Nashville TN 37206

Motion to Change the Total value to \$570,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$128,000 and Improvement value reduced to \$442,000.

HPH 2, LLC  
William Yancey, appeared  
Parcel ID 083 09 0E 007.00  
1004 Russell St 6, Nashville TN 37206

Motion to Change the Classification to Residential and No Change the Total value of \$647,200, by Michael Milliner, second by Truitt Ellis, unanimously approved. Land value of \$128,000 and Improvement value of \$519,200.

Hybrid Phoenix Holdings, LLC  
William Yancey, appeared  
Parcel ID 083 09 0E 008.00  
1004 Russell St 5, Nashville TN 37206

Motion to Change the Classification to Residential and No Change the Total value of \$647,200, by Michael Milliner, second by Truitt Ellis, unanimously approved. Land value of \$128,000 and Improvement value of \$519,200.

HPH 2, LLC  
William Yancey, appeared  
Parcel ID 083 09 0E 010.00  
1004 Russell St 3, Nashville TN 37206

Motion to No Change the Total value of \$647,200, by Michael Milliner, second by Truitt Ellis, unanimously approved. Land value of \$128,000 and Improvement value of \$519,200.

Hybrid Phoenix Holdings, LLC  
William Yancey, appeared  
Parcel ID 083 09 0E 011.00  
1004 Russell St 2, Nashville TN 37206

Motion to No Change the Total value of \$647,200, by Michael Milliner, second by Truitt Ellis, unanimously approved. Land value of \$128,000 and Improvement value of \$519,200.

Phoenix Property Holdings, LLC  
William Yancey, appeared  
Parcel ID 083 09 0E 013.00  
1014 Russell St, Nashville TN 37206

Motion to No Change the Total value of \$640,400, by Michael Milliner, second by Truitt Ellis, unanimously approved. Land value of \$128,000 and Improvement value of \$512,400.

William Lovelace  
William Yancey, appeared  
Parcel ID 083 09 0E 014.00  
1016 Russell St, Nashville TN 37206

Motion to No Change the Total value of \$640,400, by Michael Milliner, second by Truitt Ellis, unanimously approved. Land value of \$128,000 and Improvement value of \$512,400.

Hybrid Phoenix Holdings, LLC  
William Yancey, appeared  
Parcel ID 083 09 0E 017.00  
115 S 10th St, Nashville TN 37206

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

Hybrid Phoenix Holdings, LLC  
William Yancey, appeared  
Parcel ID 103 08 0 272.00  
4424 Westlawn Dr, Nashville TN 37209

Motion to No Change the Total value of \$727,600, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$492,000 and Improvement value of \$235,600.

Sparkle Box, LLC  
William Yancey, appeared  
Parcel ID 103 08 00 001.00  
4601 Sloan Rd #2 Nashville TN 37209

Motion to Change the Total value to \$1,611,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$369,000 and Improvement value reduced to \$1,242,000.

Sparkle Box, LLC  
William Yancey, appeared  
Parcel ID 103 08 00 002.00  
4601 Sloan Rd #1 Nashville TN 37209

Motion to Change the Total value to \$1,777,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$369,000 and Improvement value reduced to \$1,408,000.

Sloan Partners, LLC & Devon Gundry  
William Yancey, appeared  
Parcel ID 103 08 00 006.00  
4601 Sloan Rd #4 Nashville TN 37209

Motion to Change the Total value to \$1,626,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$369,000 and Improvement value reduced to \$1,257,000.

Sparkle Box, LLC  
William Yancey, appeared  
Parcel ID 103 08 05 001.00  
4605 Sloan Rd, Nashville TN 37209

Motion to Change the Total value to \$450,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$328,000 and Improvement value reduced to \$122,000.

Sparkle Box, LLC  
William Yancey, appeared  
Parcel ID 103 08 05 002.00  
4603 Sloan Rd, Nashville TN 37209

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

1618 Holdings, LLC  
William Yancey, appeared  
Parcel ID 104 08 0 310.00  
1618 17<sup>th</sup> Ave S, Nashville TN 37212

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

Hybrid Builders LLC  
William Yancey, appeared  
Parcel ID 105 12 0 008.00  
416 Wingrove St, Nashville TN 37203

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

William Yancey Lovelace & Brooke Myrick Lovelace  
William Yancey, appeared  
Parcel ID 132 01 05 002.00  
987 Greerland Dr, Nashville TN 37204

Motion to Change the Total value to \$1,387,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$340,000 and Improvement value reduced to \$,1047,000.

3:30 PM

Elizabeth G. DuBois & Jamie Y. Cox  
Elizabeth DuBois, appeared  
Parcel ID 104 05 0 193.00  
3727 Meadowbrook Ave, Nashville TN 37205

Motion to No Change the Total Land value of \$278,400, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$278,400.

Elizabeth G. DuBois & Jamie Y. Cox  
Elizabeth DuBois, appeared  
Parcel ID 104 05 0 194.00  
3725 Meadowbrook Ave, Nashville TN 37205

Motion to No Change the Total value of \$564,700, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$348,000 and Improvement value of \$216,700.

3:45 PM

Elizabeth M. Kingston & John H. Kingston  
April Wyatt, appeared  
Parcel ID 083 13 0 466.00  
1515 Boscobel St, Nashville TN 37206

Motion to Change the Total value to \$385,000, by Truitt Ellis, second by Michael Milliner, unanimously approved. Land value of \$380,000 and Improvement value reduced to \$5,000.

4:00 PM

Saleh Ahmad & Shireen Ahmad  
Saleh & Shireen Ahmad to appear  
Parcel ID 132 01 0C 009.00  
804 Lealand Ct, Nashville TN 37204

The appellants did not show up for their appeal.

VII. Adjournment

Motion to adjourn by Michael Milliner, second by Tritt Ellis, unanimously approved.

Meeting adjourned 6:35 PM.

**ATTEST:**

**APPROVED:**

---

---