



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday September 17, 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, Mr. John Green, 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 being present for this meeting, the independent MBOE elected Mr. Derrick Starks, Temporary Chair, for this meeting, Motion by John Green, second by Carnell Scruggs, unanimously approved.

III. Review and Approval of Minutes:

IV. Public Comment Period

V. Appeals:

8:30 AM

Capital Bank & Trust
Will Shaw with Aegis Tax Group, appeared
Parcel ID 026 01 0 095.00
140 Long Hollow Pike, Goodlettsville TN 37072

Motion to Change the Total value to \$1,726,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$429,500 and Improvement value reduced to \$1,296,500.

CVHC6, LLC
Will Shaw with Aegis Tax Group, appeared
Parcel ID 060 04 0 036.00
3121 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total value of \$1,804,800, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$465,800 and Improvement value of \$1,339,000.

Regions Bank
Will Shaw with Aegis Tax Group, appeared
Parcel ID 061 03 0 205.00
1025 Joyce Ln, Nashville TN 37216

Motion to No Change the Total value of \$3,241,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$2,956,900 and Improvement value of \$284,100.

D & B Land Company
Will Shaw with Aegis Tax Group, appeared
Parcel ID 064 16 0 005.00
4444 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$2,010,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$705,700 and Improvement value reduced to \$1,304,300.

CVHC1, LLC
Will Shaw with Aegis Tax Group, appeared
Parcel ID 071 06 0 073.00
1410 Brick Church Pike, Nashville TN 37207

Motion to Change the Total value to \$1,900,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,109,000 and Improvement value reduced to \$791,000.

First American National Bank
Will Shaw with Aegis Tax Group, appeared
Parcel ID 085 00 0 097.00
3191 Lebanon Pike, Nashville TN 37214

Motion to Change the Total value to \$1,560,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,219,700 and Improvement value reduced to \$340,300.

McDonald's Corp.
Will Shaw with Aegis Tax Group, appeared
Parcel ID 086 01 0 070.00
3470 Lebanon Pike, Hermitage TN 37076

Motion to Change the Total value to \$3,560,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,078,100 and Improvement value reduced to \$2,481,900.

First American National Bank
Will Shaw with Aegis Tax Group, appeared
Parcel ID 091 15 0 149.00
5106 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$794,700, by Carnell Scruggs, second by John Green,
unanimously approved. Land value reduced to \$793,700 and Improvement value reduced to \$1,000.

First American National Bank of Nashville
Will Shaw with Aegis Tax Group, appeared
Parcel ID 091 15 0 151.00
5100 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$3,505,300, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$2,880,000 and Improvement value reduced to \$625,300.

Renasant Bank
Will Shaw with Aegis Tax Group, appeared
Parcel ID 092 16 0 433.00
1820 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$15,440,000, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$6,849,700 and Improvement value reduced to \$8,590,300.

Regions Bank
Will Shaw with Aegis Tax Group, appeared
Parcel ID 096 09 0 134.00
301 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$3,900,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value of \$1,285,000 and Improvement value reduced to \$2,615,000.

CVHC4, LLC
Will Shaw with Aegis Tax Group, appeared
Parcel ID 102 08 0 118.00
6538 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$2,070,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value reduced to \$2,069,000 and Improvement value reduced to \$1,000.

AmSouth Bank
Will Shaw with Aegis Tax Group, appeared
Parcel ID 104 02 0 357.00
3021 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$15,316,500, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$15,180,600 and Improvement value of \$135,900.

First American National Bank
Will Shaw with Aegis Tax Group, appeared
Parcel ID 117 14 0 105.00
2111 Abbott Martin, Nashville TN 37215

Motion to Change the Total value to \$10,095,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value increased to \$10,094,000 and Improvement value reduced to \$1,000.

Tennessee Dev. Co.
Will Shaw with Aegis Tax Group, appeared
Parcel ID 118 15 0 019.00
2615 Powell Ave, Nashville TN 37204

Motion to Change the Total value to \$2,250,000, by Carnell Scruggs, second by John Green,
unanimously approved. Land value reduced to \$2,249,000 and Improvement value reduced to \$1,000.

Security Federal Savings & Loan Assoc.
Will Shaw with Aegis Tax Group, appeared
Parcel ID 131 02 0 018.00
4101 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total value of \$8,630,200, by Carnell Scruggs, second by John Green,
unanimously approved. Land value of \$6,229,100 and Improvement value of \$2,401,100.

CVHC11, LLC
Will Shaw with Aegis Tax Group, appeared
Parcel ID 134 14 0 053.00
324 Harding Pl, Nashville TN 37211

Motion to Change the Total value to \$1,780,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value of \$1,110,800 and Improvement value reduced to \$669,200.

AmSouth Bancorporation
Will Shaw with Aegis Tax Group, appeared
Parcel ID 142 00 0 255.00
181 Belle Forest Cir, Nashville TN 37221

Motion to Change the Total value to \$2,050,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value of \$1,364,300 and Improvement value reduced to \$685,700.

CVHC2, LLC
Will Shaw with Aegis Tax Group, appeared
Parcel ID 142 00 0 313.00
7659 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$2,050,000, by John Green, second by Carnell Scruggs,
unanimously approved. Land value reduced to \$2,049,000 and Improvement value reduced to \$1,000.

First American Nat'l Bank
Will Shaw with Aegis Tax Group, appeared
Parcel ID 142 00 0 318.00
7608 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$2,725,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$2,433,700 and Improvement value of \$291,300.

McDonald's Real Estate Company
Will Shaw with Aegis Tax Group, appeared
Parcel ID 147 00 0 002.01
4041 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total value of \$3,776,800, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$522,700 and Improvement value of \$3,254,100.

This concluded the morning session at 12:05 PM. The Board recessed until the 1:00 PM session. Motion by John Green, second by Carnell Scruggs, unanimously approved.

VI. Roll Call

Members present included: Ms. Alexa Backner, Ms. Mia Parker, 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 independent MBOE elected Ms. Alexa Backner, Temporary Chair, for this meeting, Motion by Lori Caste, second by Mia Parker, unanimously approved.

1:00 PM

McDonald's Corporation
Will Shaw with Aegis Tax Group, appeared
Parcel ID 034 02 0 065.00
906 Rivergate Pkwy, Goodlettsville TN 37072

Motion to Change the Total value to \$3,125,000, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$733,100 and Improvement value reduced to \$2,391,900.

McDonald's Corporation
Will Shaw with Aegis Tax Group, appeared
Parcel ID 051 08 0 193.00
1012 Gallatin Pike, Madison TN 37115

Motion to Change the Total value to \$2,751,000, by Lori Caste, second by Lori Caste, unanimously approved. Land value of \$888,600 and Improvement value reduced to \$1,862,400.

McDonald's Corporation
Will Shaw with Aegis Tax Group, appeared
Parcel ID 053 00 0 030.00
1252 Robinson Rd, Old Hickory TN 37138

Motion to Change the Total value to \$2,700,000, by Lori Caste, second by Lori Caste, unanimously approved. Land value of \$622,000 and Improvement value reduced to \$2,078,000.

McDonald's Corp.
Will Shaw with Aegis Tax Group, appeared
Parcel ID 060 04 0 098.00
3300 Dickerson Pike, Nashville TN 37207

Motion to Change the Total value to \$2,656,000, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$869,000 and Improvement value reduced to \$1,787,000.

McDonald's Corp.
Will Shaw with Aegis Tax Group, appeared
Parcel ID 062 00 0 165.00
201 Rudy Cir, Nashville TN 37214

Motion to Change the Total value to \$4,820,000, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$1,492,800 and Improvement value reduced to \$3,327,200.

Tennessee Bankers Association
Will Shaw with Aegis Tax Group, appeared
Parcel ID 070 16 0 011.00
211 Athens Way, Nashville TN 37228

Motion to Change the Total value to \$11,550,000, by Lori Caste, second by Lori Caste,
unanimously approved. Land value of \$7,213,500 and Improvement value reduced to \$4,336,500.

McDonald's Corp.
Will Shaw with Aegis Tax Group, appeared
Parcel ID 071 02 0 148.00
2311 Brick Church Pike, Nashville TN 37207

Motion to Change the Total value to \$2,320,000, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$961,700 and Improvement value reduced to \$1,358,300.

Golden Arch LTD. & McDonald's USA, LLC
Will Shaw with Aegis Tax Group, appeared
Parcel ID 081 04 0 236.00
801 Vantage Way Ct, Nashville TN 37228

Motion to Change the Total value to \$2,233,000, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$1,431,000 and Improvement value reduced to \$802,000.

Ridgefield Properties
Will Shaw with Aegis Tax Group, appeared
Parcel ID 091 15 0 264.00
4700 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$3,652,900, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$3,330,000 and Improvement value of \$322,900.

McDonald's Real Estate Company
Will Shaw with Aegis Tax Group, appeared
Parcel ID 093 09 0 160.00
1201 Broadway, Nashville TN 37203

Motion to No Change the Total value of \$23,559,400, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$23,478,700 and Improvement value of \$80,700.

NWSC-M, LLC
Will Shaw with Aegis Tax Group, appeared
Parcel ID 102 00 0 063.00
6620 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$3,270,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value reduced to \$3,170,000 and Improvement value reduced to \$100,000.

M Realty Company & SMM Realty, LLC
Will Shaw with Aegis Tax Group, appeared
Steve Marcus, appeared
Parcel ID 105 10 0 352.00
638 Benton Ave, Nashville TN 37204

Motion to Change the Total value to \$4,100,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value reduced to \$4,020,400 and Improvement value of \$79,600.

James K. Christain
Will Shaw with Aegis Tax Group, appeared
Parcel ID 105 10 0 371.00
665 Wedgewood Ave , Nashville TN 37203

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

McDonald's Corp.
Will Shaw with Aegis Tax Group, appeared
Parcel ID 108 01 0 071.00
545 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$3,500,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$1,502,800 and Improvement value reduced to \$1,997,200.

McDonald's Corp.
Will Shaw with Aegis Tax Group, appeared
Parcel ID 131 02 0 105.00
4110 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$6,714,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value increased to \$6,713,000 and Improvement value reduced to \$1,000.

McDonald's Corp.
Will Shaw with Aegis Tax Group, appeared
Parcel ID 134 14 0 036.00
331 Harding Pl, Nashville TN 37211

Motion to Change the Total value to \$2,751,000, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$1,672,700 and Improvement value reduced to \$1,078,300.

McDonald's USA, LLC
Will Shaw with Aegis Tax Group, appeared
Parcel ID 142 00 0 020.00
7100 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$3,800,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$2,195,400 and Improvement value reduced to \$1,604,600.

J-C Markets, Inc.
Will Shaw with Aegis Tax Group, appeared
Parcel ID 156 09 0 053.00
8050 Highway 100, Nashville TN 37221

Motion to Change the Total value to \$3,080,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$1,607,300 and Improvement value reduced to \$1,472,700.

Brentwood Associates
Will Shaw with Aegis Tax Group, appeared
Parcel ID 160 00 0 065.00
761 Old Hickory Blvd, Brentwood TN 37027

Motion to Change the Total value to \$11,000,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$3,395,400 and Improvement value reduced to \$7,604,600.

VII. Adjournment

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

Meeting adjourned 2:38 PM.

ATTEST:

APPROVED:
