



## **MINUTES**

### **INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION**

**Monday September 22, 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. Carnell Scruggs, and Ms. Alexa Backner. Also present were Herman Ruben, Nathan Burton and Joel Phillips, 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 Carnell Scruggs, second by Lori Caste, unanimously approved.

- III. Review and Approval of Minutes:
- IV. Public Comment Period
- V. Appeals:

8:30 AM

Vernon D. Criswell  
Vernon Criswell, appeared  
Parcel ID 071 03 0 088.00  
117 Donald St , Nashville TN 37207

Motion to Change the Total value to \$320,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$180,500 and Improvement value reduced to \$139,500.

Vernon D. Criswell  
Vernon Criswell, appeared  
Parcel ID 072 02 0 099.00  
3609 Baxter Ave , Nashville TN 37216

Motion to Change the Total value to \$280,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$185,000 and Improvement value reduced to \$95,000.

Vernon D. Criswell  
Vernon Criswell, appeared  
Parcel ID 072 02 0 100.00  
3607 Baxter Ave , Nashville TN 37216

Motion to No Change the Total value of \$363,100, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value of \$185,000 and Improvement value of \$178,100.

Vernon D. Criswell  
Vernon Criswell, appeared  
Parcel ID 072 02 0 108.00  
3620 A Baxter Ave , Nashville TN 37216

Motion to No Change the Total value of \$353,800, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value of \$203,500 and Improvement value of \$150,300.

Vernon D. Criswell  
Vernon Criswell, appeared  
Parcel ID 072 02 0 109.00  
3702 Baxter Ave , Nashville TN 37216

Motion to Change the Total value to \$303,500, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$203,500 and Improvement value reduced to \$100,000.

Vernon D. Criswell  
Vernon Criswell, appeared  
Parcel ID 072 02 0 126.00  
1018 Hart Ln , Nashville TN 37216

Motion to Change the Total value to \$535,000, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value of \$203,500 and Improvement value reduced to \$331,500.

Vernon Dale Criswell  
Vernon Criswell, appeared  
Parcel ID 072 06 0 005.00  
913 Maynor Ave , Nashville TN 37216

Motion to Change the Total value to \$232,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$180,000 and Improvement value reduced to \$52,000.

Vernon Dale Criswell  
Vernon Criswell, appeared  
Parcel ID 094 01 0 449.00  
1601 Electric Ave , Nashville TN 37206

Motion to No Change the Total value of \$387,800, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$380,000 and Improvement value of \$7,800.

Vernon Criswell  
Vernon Criswell, appeared  
Parcel ID 148 07 0 125.00  
106 Cherokee Pl, Antioch TN 37013

Motion to No Change the Total value of \$236,200, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$57,000 and Improvement value of \$179,200.

Vernon Criswell  
Vernon Criswell, appeared  
Parcel ID 072 02 0 103.00  
3601 Baxter Ave , Nashville TN 37216

Motion to Change the Total value to \$386,000, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value of \$185,000 and Improvement value reduced to \$201,000.

9:45 AM

Nancy B. Cooke  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 091 14 0 251.00  
5815 Charlotte Pike , Nashville TN 37209

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

Charles E. Cooke  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 08 0 018.00  
1404 Clinton St , Nashville TN 37203

Motion to Change the Total value to \$19,850,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$10,637,300 and Improvement value reduced to \$9,212,700.

Charles E. Cooke  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 12 0 305.00  
1700 Church St , Nashville TN 37203

Motion to Change the Total value to \$5,900,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$5,100,000 and Improvement value reduced to \$800,000.

Charles Edward Cooke & Badass Properties, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 12 0 478.00  
1722 West End Ave , Nashville TN 37203

Motion to Change the Total value to \$2,800,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value reduced to \$2,768,600 and Improvement value of \$31,400.

Cooke/Wilson Properties  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 15 0 113.00  
2200 Elliston Pl , Nashville TN 37203

Motion to Change the Total value to \$8,200,000, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value reduced to \$8,199,000 and Improvement value reduced to \$1,000.

Cooke/Wilson Properties  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 16 0 101.00  
1906 West End Ave , Nashville TN 37203

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

Cooke/Wilson Properties  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 16 0 107.00  
1918 West End Ave , Nashville TN 37203

Motion to Change the Total value to \$13,930,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$13,685,000 and Improvement value reduced to \$245,000.

Cooke/Wilson Properties  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 16 0 108.00  
1920 West End Ave , Nashville TN 37203

Motion to Change the Total value to \$7,800,000, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value of \$7,267,500 and Improvement value reduced to \$532,500.

Charles E. Cooke  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 16 0 162.00  
1817 West End Ave , Nashville TN 37203

Motion to Change the Total value to \$11,000,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$10,064,000 and Improvement value reduced to \$936,000.

Premier Parking Land Company, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 093 06 1J 002.00  
417 Church St , Nashville TN 37219

Motion to Change the Total value to \$560,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$100,000 and Improvement value reduced to \$460,000.

Nancy B. & Charles E. Cooke  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 102 04 0 101.00  
6410 Charlotte Pike , Nashville TN 37209

Motion to Change the Total value to \$8,390,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$6,351,100 and Improvement value reduced to \$2,038,900.

G. Edward & Nancy B. Cooke  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 103 01 0 129.00  
6331 Charlotte Pike , Nashville TN 37209

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

G. Edward Cooke ET UX  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 104 02 0 326.00  
2926 West End Ave , Nashville TN 37203

Motion to Change the Total value to \$6,770,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$5,924,100 and Improvement value reduced to \$845,900.

This concluded the morning session. Due to the afternoon session, not having a quorum, the Board went  
ahead and heard the afternoon parcels.

1:00 PM

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 026 01 0 127.00  
150 Long Hollow Pike, Goodlettsville TN 37072

Motion to Change the Total value to \$3,560,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$568,000 and Improvement value reduced to \$2,992,000.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 040 00 0 208.00  
501 Hickory Hills Blvd, Whites Creek TN 37189

Motion to No Change the Total value of \$2,872,700, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$295,000 and Improvement value of \$2,577,700.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 041 12 0 086.00  
3863 Dickerson Pike, Nashville TN 37207

Motion to Change the Total value to \$3,330,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$651,700 and Improvement value reduced to \$2,678,300.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 049 00 0 382.00  
3341 Whites Creek Pike, Whites Creek TN 37207

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

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 061 03 0 153.00  
4800 Gallatin Pike, Nashville TN 37216

Motion to Change the Total value to \$2,460,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$1,500,000 and Improvement value reduced to \$960,000.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 067 00 0 149.00  
5106 Old Hickory Blvd, Nashville TN 37218

Motion to Change the Total value to \$4,500,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$649,500 and Improvement value reduced to \$3,850,500.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 075 00 0 211.00  
5012 Old Hickory Blvd, Hermitage TN 37076

Motion to Change the Total value to \$2,560,000, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value of \$914,800 and Improvement value reduced to \$1,645,200.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 091 13 0 276.00  
6012 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total value of \$2,284,900, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value of \$1,731,500 and Improvement value of \$553,400.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 097 00 0 140.00  
3696 Bell Rd, Nashville TN 37214

Motion to No Change the Total value of \$3,534,600, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$388,100 and Improvement value of \$3,146,500.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 103 02 0 031.00  
301 White Bridge Pike, Nashville TN 37209

Motion to Change the Total value to \$1,800,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,698,800 and Improvement value reduced to \$101,200.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 105 10 0 182.00  
2017 8<sup>th</sup> Ave S, Nashville TN 37204

Motion to Change the Total value to \$5,751,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$5,750,000 and Improvement value reduced to \$1,000.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 106 01 0 062.00  
601 Fessler's Ln, Nashville TN 37210

Motion to Change the Total value to \$6,915,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$5,606,200 and Improvement value reduced to \$1,308,800.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 118 12 0 062.00  
648 Thompson Ln, Nashville TN 37204

Motion to Change the Total value to \$2,352,240, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$1,306,800 and Improvement value reduced to \$1,045,440.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 131 02 0 096.00  
4040 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$6,800,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$5,462,400 and Improvement value reduced to \$1,337,600.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 134 14 0 052.00  
1277 Antioch Pike, Nashville TN 37211

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

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 141 00 0 018.00  
7691 Highway 70 S, Nashville TN 37221

Motion to Change the Total value to \$2,600,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$2,561,300 and Improvement value reduced to \$387,800.

Tri Star Energy, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 172 00 0 194.00  
6029 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$3,191,000, by Carnell Scruggs, second by Lori Caste,  
unanimously approved. Land value of \$1,154,400 and Improvement value reduced to \$2,036,600.

VI. Adjournment

Motion to adjourn by Carnell Scruggs, second by Lori Caste, unanimously approved.

Meeting adjourned 11:43 AM.

**ATTEST:**

**APPROVED:**

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