



## **MINUTES**

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

**Wednesday September 24, 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, Mr. John Green, and Mr. Roger Farmer. Also present were Herman Ruben and Elias Anderson, with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of the Minutes from Tuesday September 9, 2025, Wednesday September 10, 2025, and Thursday September 11, 2025, Motion by John Green, second by Carnell Scruggs, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Nashville Homebuilders Assoc.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 082 06 0 092.00  
610 N 1<sup>st</sup> St , Nashville TN 37207

Motion to Change the Total Land value to \$910,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value reduced to \$910,000.

Nashville Homebuilders Assoc.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 082 06 0 093.00  
624 N 1<sup>st</sup> St , Nashville TN 37207

Motion to No Change the Total Land value of \$731,800, by Carnell Scruggs, second by John Green,  
unanimously approved. Land value of \$731,800.

UROSITE, L.P. ET AL (DO)  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 10 0 437.00  
2801 Charlotte Ave, Nashville TN 37209

Motion to No Change the Total value of \$23,257,200, by Carnell Scruggs, second by John Green,  
Dissent by Lori Caste. Land value of \$20,582,100 and Improvement value of \$2,675,100.

H. G. AND V. GP  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 15 0 038.00  
207 23<sup>rd</sup> Ave N, Nashville TN 37203

Motion to No Change the Total value of \$3,361,700, by Carnell Scruggs, second by John Green,  
unanimously approved. Land value of \$2,640,000 and Improvement value of \$721,700.

DBB Family Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 16 0 334.00  
711 18<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total value to \$3,901,000, by John Green, second by Carnell Scruggs,  
unanimously approved. Land value of \$3,900,000 and Improvement value reduced to \$1,000.

DBB Family Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 16 0 336.00  
709 18<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total value to \$1,951,000, by John Green, second by Carnell Scruggs,  
unanimously approved. Land value of \$1,950,000 and Improvement value reduced to \$1,000.

Vijay K. Upadhyaya  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 093 06 1 036.00  
219 Rep John Lewis Way N, Nashville TN 37219

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

GH Partnership  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 093 06 1 038.00  
215 Rep John Lewis Way N, Nashville TN 37219

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

John Cameron Weil  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 094 13 0 123.00  
400 Fesslers Ln, Nashville TN 37210

Motion to Change the Total value to \$4,540,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,094,000 and Improvement value reduced to \$1,446,000.

DEL/DANE III, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 104 08 0 157.00  
1711 19<sup>th</sup> Ave S, Nashville TN 37212

Motion to Change the Total value to \$2,400,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$2,310,000 and Improvement value reduced to \$90,000.

DBB Family Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 104 08 0 158.00  
1709 19<sup>th</sup> Ave S, Nashville TN 37212

Motion to Change the Total value to \$1,601,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,600,000 and Improvement value reduced to \$1,000.

Helen Weinberger Walker Gore Revocable Living Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 104 08 0 308.00  
1614 17<sup>th</sup> Ave S, Nashville TN 37212

Motion to Change the Total value to \$1,764,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,383,200 and Improvement value reduced to \$380,800.

Ajeya K. Upadhyaya, ET UX  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 105 10 0 363.00  
2000 Lindell Ave, Nashville TN 37203

Motion to No Change the Total value of \$4,021,100, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,397,700 and Improvement value of \$623,400.

This concluded the morning session at 11:15 AM. Motion to Recess until the 1:00 PM Afternoon session, by John Green, second by Carnell Scruggs, unanimously approved.

VI. Roll Call-1:00 PM Sessions

Members present included: Ms. Mia Parker, Ms. Alexa Backner, and Ms. Melba Jackson. 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. Melba Jackson, Temporary Chair, Motion by Alexa Backner, second by Mia Parker, unanimously approved.

1:00 PM

I Mancini, GP  
Ronald Runyeon scheduled to appear  
Parcel ID 082 05 0 145.00  
101 A Van Buren St, Nashville TN 37208

I Mancini, GP  
Ronald Runyeon scheduled to appear  
Parcel ID 082 05 0 164.00  
101 Van Buren St, Nashville TN 37208

I Mancini, GP  
Ronald Runyeon scheduled to appear  
Parcel ID 082 09 0 147.00  
100 Taylor St, Nashville TN 37208

I Mancini, GP  
Ronald Runyeon scheduled to appear  
Parcel ID 082 09 0 151.00  
96 Taylor St, Nashville TN 37208

The appellant did not show up for his appeals.

1:30 PM

VAF2 Mack (NASH Metro) LLC  
Geoffrey Byrne with Gibbs Property Tax  
Parcel ID 081 04 0 240.00  
377 Athens Way, Nashville TN 37228

Motion to Change the Total value to \$33,330,000, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$7,210,000 and Improvement value reduced to \$26,120,000.

1:45 PM

Platinum Hospitality, LLC  
Manesh Shah with Platinum Hospitality, LLC appeared  
David Suden with CBIZ Advisors, LLC appeared via telephone  
Parcel ID 026 00 0 181.00  
800 Conference Dr, Goodlettsville TN 37072

Motion to Change the Total value to \$8,480,000, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$1,721,500 and Improvement value reduced to \$6,758,500.

2:00 PM

Terry & Jamie Burnett  
Terry Burnett scheduled to appear  
Parcel ID 168 00 0 103.00  
8917 Hester Beasley Rd, Nashville TN 37221

The appellant did not show up for his appeal.

2:15 PM

Grassmere Group, LLC  
Anoosh Bahieaei appeared  
Parcel ID 103 01 0 149.00  
836 Watts Ln, Nashville TN 37209

Motion to No Change the Total value of \$1,062,300, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$963,500 and Improvement value of \$98,800.

Grassmere Group, LLC  
Anoosh Bahieaei appeared  
Parcel ID 133 10 0 034.00  
3744 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$996,700, by Alexa Backner, second by Mia Parker, unanimously approved. Land value of \$718,800 and Improvement value reduced to \$277,900.

Grassmere Group, LLC  
Anoosh Bahieaei appeared  
Parcel ID 133 10 0 044.00  
111 Yelton Ct, Nashville TN 37211

Motion to No Change the Total value of \$533,300, by Alexa Backner, second by Mia Parker, unanimously approved. Land value of \$496,600 and Improvement value of \$36,700.

3:00 PM

Madinabonum Khamraeva  
Madinabonum Khamraeva to appear  
Parcel ID 081 07 0 178.00  
1901 Dr. D B Todd, Jr. Blvd, Nashville TN 37208

The appellant did not show up for his appeal.

3:15 PM

Groove Construction, Inc.  
Scott Sears, appeared  
Parcel ID 105 11 0 295.00  
511 Wedgewood Ave, Nashville TN 37203

Motion to No Change the Total value of \$1,813,700, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$1,411,300 and Improvement value of \$402,400.

3:30 PM

Charlton A. Woosley, ET AL  
Chuck Woosley, appeared  
Parcel ID 026 00 0 136.00  
913 Conference Dr, Goodlettsville TN 37072

Motion to No Change the Total value of \$1,693,300, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$517,500 and Improvement value of \$1,175,800.

3:45 PM

Walter E. Rogers & Alice M. Rogers, Trustees  
Sharon Work, appeared  
Parcel ID 093 15 0 238.00  
1028 4<sup>th</sup> Ave S, Nashville TN 37210

Motion to No Change the Total value of \$1,209,700, by Mia Parker, second by Alexa Backner, unanimously approved. Land value of \$1,174,500 and Improvement value of \$35,200.

4:00 PM

Shari Lynn Maynard  
Sharri Maynard scheduled to appear  
Parcel ID 082 04 0 132.00  
1009 N 6<sup>th</sup> St, Nashville TN 37207

The appellant did not show up for his appeal.

VII. Adjournment

Motion to adjourn by Mia Parker, second by Alexa Backner, unanimously approved.

Meeting adjourned 4:20 PM.

**ATTEST:**

**APPROVED:**

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