



## **MINUTES**

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

**Monday September 29, 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, 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 Carnell Scruggs, second by Lori Caste, unanimously approved.

- III. Review and Approval of Minutes: Minutes from Thursday September 18, 2025, and Monday September 22, 2025, Motion by Lori Caste, second by Carnell Scruggs, unanimously approved.
- IV. Public Comment Period

V. Appeals:

8:30 AM

JG Tennessee Realty, LP  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 026 00 0 066.00  
2400 Gallatin Pike , Madison TN 37115

Motion to Change the Total value to \$15,410,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$6,763,000 and Improvement value increased to \$8,647,000

Upside, LLC Et AL (D.O.)  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 061 00 0 101.00  
0 Bethwood Dr, Nashville TN 37207

Motion to No Change the Total Land value of \$2,067,200, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$2,067,200

Big Tent, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 061 14 0 009.00  
709 Hart Ln, Nashville TN 37216

At the request of the appellant, this appeal is hereby withdrawn.

Big Tent, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 061 14 0 022.00  
715 Hart Ln, Nashville TN 37216

At the request of the appellant, this appeal is hereby withdrawn.

Main Street Land Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 072 00 0 087.00  
0 Bethwood Dr, Nashville TN 37207

Motion to Change the Total Land value to \$660,000, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value reduced to \$660,000

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 072 01 0 015.00  
0 Allenwood Dr, Nashville TN 37207

Motion to No Change the Total Land value of \$37,500, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$37,500

Main Street Land Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 072 06 0 220.00  
1060 E Trinity Ln, Nashville TN 37216

At the request of the appellant, this appeal is hereby withdrawn.

Big Tent, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 072 06 0 221.00  
1064 E Trinity Ln, Nashville TN 37216

At the request of the appellant, this appeal is hereby withdrawn.

Big Tent, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 072 06 0 226.00  
1072 E Trinity Ln, Nashville TN 37216

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

Big Tent, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 072 06 0 228.00  
1078 E Trinity Ln, Nashville TN 37216

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

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 072 06 0 296.00  
1102 Kirkland Ave, Nashville TN 37216

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

Long Game LL&C Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 073 05 0 140.00  
0 Cooper Ln, Nashville TN 37216

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

Long Game LL&C Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 073 05 0 149.00  
0 Cooper Ln, Nashville TN 37216

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

J G Tennessee Realty, LP  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 081 04 0 261.00  
2010 Rosa L Parks Blvd, Nashville TN 37228

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

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 03 0 212.00  
1301 Riverside Dr, Nashville TN 37206

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

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 03 0 213.00  
2203 Carter Ave, Nashville TN 37206

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

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 03 0 214.00  
2207 Carter Ave, Nashville TN 37206

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

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 03 0 215.00  
0 Carter Ave, Nashville TN 37206

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

Main Street Land Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 03 0 216.00  
0 Carter Ave, Nashville TN 37206

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

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 03 0 431.00  
1423 Riverside Dr, Nashville TN 37206

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

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 03 0 450.00  
1421 Riverside Dr, Nashville TN 37206

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

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 094 01 0 494.00  
1409 Davidson St, Nashville TN 37206

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

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 094 05 0 106.00  
0 Davidson St, Nashville TN 37206

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

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

Before the Board heard the afternoon parcels, 7 parcels that were continued from Tuesday September 23, 2025, were brought back before the Board to enter into an Agreement with both the appellant and the Office of the Assessor of Property.

Shelby Hills Associates, LTD.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 082 16 0 277.00  
300 S 10<sup>th</sup> St, Nashville TN 37206

Motion to Change the Total value to \$406,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$306,000 and Improvement value reduced to \$100,000.

Shelby Hills Associates, LTD.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 082 16 0 278.00  
929 Boscobel St, Nashville TN 37206

Motion to Change the Total value to \$1,044,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$944,000 and Improvement value reduced to \$100,000.

Shelby Hills Associates, LTD.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 13 0 002.01  
209 S 10<sup>th</sup> St, Nashville TN 37206

Motion to Change the Total value to \$174,000, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$159,000 and Improvement value reduced to \$15,000.

Shelby Hills Associates, LTD.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 13 0 002.02  
211 S 10<sup>th</sup> St, Nashville TN 37206

Motion to Change the Total value to \$145,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value reduced to \$135,000 and Improvement value reduced to \$10,000.

Shelby Hills Associates, LTD.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 13 0 002.03  
213 S 10<sup>th</sup> St, Nashville TN 37206

Motion to Change the Total value to \$145,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value reduced to \$135,000 and Improvement value reduced to \$10,000.

Shelby Hills Associates, LTD.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 13 0 002.04  
215 S 10<sup>th</sup> St, Nashville TN 37206

Motion to Change the Total value to \$145,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value reduced to \$135,000 and Improvement value reduced to \$10,000.

Shelby Hills Associates, LTD.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 093 04 0 112.00  
606 S 10<sup>th</sup> St, Nashville TN 37206

Motion to Change the Total value to \$841,000, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value reduced to \$741,000 and Improvement value reduced to \$100,000.

1:00 PM

Big Tent, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 072 02 0 127.00  
1022 Hart Ln, Nashville TN 37216

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

Shiny Objects LL&C Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 072 02 0 140.00  
3407 Gallatin Pike, Nashville TN 37216

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

Shiny Objects LL&C Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 072 07 0 134.00  
1303 McGavock Pike, Nashville TN 37216

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

McGavock Pike Partners  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 082 12 0 323.00  
900 Main St, Nashville TN 37206

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

McGavock Pike Partners  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 082 16 0 069.00  
901 Woodland St, Nashville TN 37206

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

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0 378.00  
1818 Eastland Ave, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0 379.00  
1801 McEwen Ave, Nashville TN 37206

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

Upside, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0 413.00  
0 Eastland Ave, Nashville TN 37206

Motion to No Change the Land value of \$3,094,900, by Lori Caste, second by Carnell Scruggs,  
unanimously approved. Land value of \$3,094,900.

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 001.00  
1886 Eastland Ave, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 002.00  
1892 Eastland Ave, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 003.00  
1898 Eastland Ave 208, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 004.00  
1898 Eastland Ave 207, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 005.00  
1898 Eastland Ave 206, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 006.00  
1898 Eastland Ave 205, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 007.00  
1898 Eastland Ave 204, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 008.00  
1898 Eastland Ave 203, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 009.00  
1898 Eastland Ave 202, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 010.00  
1898 Eastland Ave 201, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 011.00  
1882 Eastland Ave, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 012.00  
1888 Eastland Ave, Nashville TN 37206

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

Secondmouse, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 083 06 0C 013.00  
1896 Eastland Ave, Nashville TN 37206

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

Main Street Land Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 095 04 0 044.00  
2515 Lebanon Pike, Nashville TN 37214

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

Main Street Land Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 095 04 0 046.00  
2517 Lebanon Pike, Nashville TN 37214

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

Main Street Trust  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 095 04 0 244.00  
2525 C Lebanon Pike, Nashville TN 37214

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

VI. Adjournment

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

Meeting adjourned 9:55 AM.

**ATTEST:**

**APPROVED:**

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