



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday November 13, 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, Andrea Wandell 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 Mr. Derrick Starks, Temporary Chair, for this meeting, Motion by John Green, second by Carnell Scruggs, unanimously approved.

- III. Review and Approval of Minutes: Review and Approval of the minutes from Tuesday November 4, 2025, and Wednesday November 5, 2025, Motion by John Green, second by Carnell Scruggs, unanimously approved.
- IV. Public Comment Period
- V. Appeals:

****NOTE**** The ten (10) parcels continued from the docket of 11-12-2025 were the first appeals the independent MBOE began with. Upon completion of those appeals, the 8:30 AM appeals for 11-13-2025 began.

8:30 AM

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 071 08 0 125.00
2023 Jones Cir, Nashville TN 37207

Motion to Change the Total value to \$240,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$185,000 and Improvement value reduced to \$55,000.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 071 08 0 290.00
434 E Trinity Ln, Nashville TN 37207

Motion to No Change the Total value of \$343,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$330,000 and Improvement value of \$13,500.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 071 08 0 415.00
1801 Jones Ave, Nashville TN 37207

Motion to Change the Total value to \$265,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$216,400 and Improvement value of \$48,600.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 071 11 0 082.00
321 Edith Ave, Nashville TN 37207

Motion to Change the Total value to \$271,800, by John Green, second by Carnell Scruggs, unanimously approved. Land value reduced to \$229,000 and Improvement value of \$42,800.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 071 11 0 083.00
323 Edith Ave, Nashville TN 37207

Motion to No Change the Total value of \$452,100, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$435,000 and Improvement value of \$17,100.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 071 11 0 096.00
314 Edith Ave, Nashville TN 37207

Motion to Change the Total value to \$384,960, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$300,000 and Improvement value reduced to \$84,960.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 071 11 0 126.00
1601 Meridian St, Nashville TN 37207

Motion to No Change the Total value of \$319,900, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$300,000 and Improvement value of \$19,900.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 071 11 0 127.00
1523 Meridian St, Nashville TN 37207

Motion to No Change the Total value of \$319,800, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$300,000 and Improvement value of \$19,800.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 071 11 0 137.00
316 Marshall St, Nashville TN 37207

Motion to Change the Total value to \$322,320, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$300,000 and Improvement value reduced to \$22,320.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 071 12 0 311.00
1520 Jones Ave, Nashville TN 37207

Motion to Change the Total value to \$301,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$300,000 and Improvement value reduced to \$1,000.

This concluded the ten (10) parcels continued from yesterday, November 12, 2025. The independent MBOE began hearing the parcels scheduled for 8:30 AM, November 13, 2025.

SWAMPED LLC
Edward Fedorovich, appeared
Parcel ID 061 15 0 317.00
3807 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total value of \$1,600,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$1,500,000 and Improvement value of \$100,000.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 072 05 0 001.00
2031 Oakwood Ave, Nashville TN 37207

Motion to No Change the Total value of \$352,700, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$185,000 and Improvement value of \$167,700.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 072 06 3O 001.00
920 Thomas Ave, Nashville TN 37216

Motion to Change the Total value to \$240,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$182,400 and Improvement value reduced to \$57,600.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 072 14 0P 001.01
1917 Scott Ave, Nashville TN 37206

Motion to Change the Total value to \$395,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$192,000 and Improvement value reduced to \$203,000.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 080 08 0 191.00
3239 Mayer Ln, Nashville TN 37218

Motion to No Change the Total value of \$218,400, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$105,600 and Improvement value of \$112,800.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 081 12 4G 001.00
1415 A 10th Ave N, Nashville TN 37208

Motion to Change the Total value to \$261,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$260,000 and Improvement value reduced to \$1,000.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 082 05 0 077.00
1716 4th Ave N, Nashville TN 37208

Motion to Change the Total value to \$351,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$350,000 and Improvement value reduced to \$1,000.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 082 07 0 519.00
845 Joseph Ave, Nashville TN 37207

Motion to Change the Total value to \$410,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$390,000 and Improvement value reduced to \$20,000.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 083 01 0 048.00
926 W Greenwood Ave, Nashville TN 37206

Motion to Change the Total value to \$400,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$275,500 and Improvement value reduced to \$124,500.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 083 01 0 049.00
928 A W Greenwood Ave, Nashville TN 37206

Motion to Change the Total value to \$400,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$275,500 and Improvement value reduced to \$124,500.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 092 07 0 029.00
2203 Hermosa St, Nashville TN 37208

Motion to Change the Total value to \$400,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$200,000 and Improvement value reduced to \$200,000.

MESH Development LLC
Edward Fedorovich, appeared
Parcel ID 105 08 0 240.00
1529 4th Ave S, Nashville TN 37210

Motion to No Change the Total value of \$963,900, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$622,900 and Improvement value of \$341,000.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 119 07 0 141.00
3 A Peachtree St, Nashville TN 37210

Motion to No Change the Total value of \$373,400, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$150,000 and Improvement value of \$223,400.

FED Development, LLC
Edward Fedorovich, appeared
Parcel ID 121 00 0 176.00
0 Pulley Rd, Nashville TN 37214

Motion to Change the Total Land value to \$200,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value reduced to \$200,000.

Edward Fedorovich & Kelly Fedorovich
Edward Fedorovich, appeared
Parcel ID 132 07 0 008.00
4220 Franklin Pike, Nashville TN 37204

Motion to Change the Total value to \$2,000,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,513,700 and Improvement value reduced to \$486,300.

This concluded the morning session. Motion to Recess at 11:25 AM until the 1:00 PM session, by John Green, second by Carnell Scruggs, unanimously approved.

VI. Roll Call-1:00 PM Session

Members present included: Mr. Michael Milliner, Ms. Mia Parker, and Ms. Alexa Backner. Also present were Herman Ruben, 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 Michael Milliner, second by Mia Parker, unanimously approved.

1:00 PM

Rivermax, LLC
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 072 07 0 238.00
1309 Maxey Ln, Nashville TN 37216

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

Theodore H. Paillet & Evergreen Land Company
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 092 16 0 269.00
1906 Chet Atkins Pl, Nashville TN 37212

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

Ajeya K. Upadhyaya & Vijay K. Upadhyaya
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 093 02 4 009.00
201 2nd Ave N, Nashville TN 37201

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

Premier Parking Land Company, LLC
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 093 06 1 086.00
421 Church St, Nashville TN 37219

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

Hotel Music Row
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 093 13 0 181.00
1401 Division St, Nashville TN 37203

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

Supervisory Services Partnership
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 093 13 0 573.00
1501 Demonbreun St, Nashville TN 37203

Motion to Change the Total value to \$30,500,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value reduced to \$30,499,700 and Improvement value of \$300.

New Urban Village Development, Inc.
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 105 10 0 115.00
700 Wedgewood Park, Nashville TN 37203

Motion to Change the Total value to \$7,250,000, by Mia Parker, second by Michael Milliner, unanimously approved. Land value of \$1,500,000 and Improvement value reduced to \$5,750,000.

Elisa O. Upadhyaya
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 106 14 0 188.00
1917 S Lyle Ln, Nashville TN 37210

Motion to Change the Total value to \$444,800, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$140,000 and Improvement value reduced to \$304,800.

Ajeya K. Upadhyaya
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 106 14 0 189.00
1921 S Lyle Ln, Nashville TN 37210

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

Ajeya K. Upadhyaya
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 119 02 0 261.00
2001 S Lyle Ln, Nashville TN 37210

Motion to Change the Total value to \$406,250, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$140,000 and Improvement value reduced to \$266,250.

Elisa O. Upadhyaya
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 119 02 0 264.00
2013 S Lyle Ln, Nashville TN 37210

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

Robert C. Taylor, Trustee
Clint Carter with The Aegis Group, LLC, appeared
Parcel ID 130 16 0 057.00
5401 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$9,500,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$2,467,200 and Improvement value reduced to \$7,032,800.

2:00 PM

Patrick W. Terry & Robert J. Terry
Pat & Rob Terry, appeared
Parcel ID 103 08 0 265.00
4120 Murphy Rd, Nashville TN 37209

Motion to Change the Total value to \$585,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$473,000 and Improvement value reduced to \$112,000.

Patrick W. Terry & Robert J. Terry
Pat & Rob Terry, appeared
Parcel ID 103 08 0 266.00
4124 Murphy Rd, Nashville TN 37209

Motion to Change the Total value to \$585,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$387,000 and Improvement value increased to \$198,000.

Patrick W. Terry & Robert J. Terry
Pat & Rob Terry, appeared
Parcel ID 103 08 0 267.00
4128 Murphy Rd, Nashville TN 37209

Motion to Change the Total value to \$585,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$430,000 and Improvement value reduced to \$155,000.

Patrick W. Terry & Robert J. Terry
Pat & Rob Terry, appeared
Parcel ID 103 08 0 268.00
104 42nd Ave N, Nashville TN 37209

Motion to Change the Total value to \$585,000, by Michael Milliner, second by Mia Parker, unanimously approved. Land value of \$387,000 and Improvement value increased to \$198,000.

Patrick W. Terry & Robert J. Terry
Pat & Rob Terry, appeared
Parcel ID 103 08 0 269.00
108 42nd Ave N, Nashville TN 37209

Motion to Change the Total value to \$585,000, by Michael Milliner, second by Mia Parker,
unanimously approved. Land value of \$430,000 and Improvement value reduced to \$155,000.

Cherokee Road Partners, LLC
Pat & Rob Terry, appeared
Parcel ID 103 12 0B 035.00
113 A Cherokee Rd, Nashville TN 37205

Motion to Change the Total value to \$400,000, by Michael Milliner, second by Mia Parker,
unanimously approved. Land value of \$230,000 and Improvement value reduced to \$170,000.

Cherokee Road Partners, LLC
Pat & Rob Terry, appeared
Parcel ID 103 12 0B 036.00
113 B Cherokee Rd, Nashville TN 37205

Motion to Change the Total value to \$400,000, by Michael Milliner, second by Mia Parker,
unanimously approved. Land value of \$230,000 and Improvement value reduced to \$170,000.

Cherokee Road Partners, LLC
Pat & Rob Terry, appeared
Parcel ID 103 12 0B 037.00
113 C Cherokee Rd, Nashville TN 37205

Motion to Change the Total value to \$400,000, by Michael Milliner, second by Mia Parker,
unanimously approved. Land value of \$230,000 and Improvement value reduced to \$170,000.

Cherokee Road Partners, LLC
Pat & Rob Terry, appeared
Parcel ID 103 12 0B 038.00
113 D Cherokee Rd, Nashville TN 37205

Motion to Change the Total value to \$400,000, by Michael Milliner, second by Mia Parker,
unanimously approved. Land value of \$230,000 and Improvement value reduced to \$170,000.

VII. Adjournment

Motion to adjourn by Michael Milliner, second by Mia Parker, unanimously approved.

Meeting adjourned 2:10 PM.

ATTEST:

APPROVED:
