



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday December 2, 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, Ms. Deb Dawson, and Ms. Alexa Backner. Also present were Herman Ruben, and Elias Anderson, with the Office of the Property Assessor.

III. Review and Approval of Minutes: .Review and Approval of Minutes from the meetings of Tuesday November 18, 2025, Wednesday November 19, 2025, and Thursday November 20, 2025, Motion by Alexa Backner, second by Carnell Scruggs, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

Hill Center at Nashville West, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 102 00 0 033.00
6604 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$28,100,000, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value of \$14,944,100, and Improvement value reduced to \$13,155,900.

Hill Commons at Nashville West, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 102 00 0 111.00
6736 Charlotte Pike, Nashville TN 37209

Motion to Change the Total value to \$7,740,000, by Carnell Scruggs, second by Alexa Backner,
unanimously approved. Land value of \$6,251,700, and Improvement value reduced to \$1,488,300.

Hill MZ, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 102 00 0 112.00
6730 Charlotte Pike, Nashville TN 37209

At the request of the appellant, this appeal is hereby withdrawn.

Hill Center at Belle Meade, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 103 15 0 014.00
4320 Harding Pike, Nashville TN 37205

Motion to Change the Total value to \$45,240,000, by Carnell Scruggs, second by Alexa Backner,
unanimously approved. Land value of \$28,247,800, and Improvement value reduced to \$16,992,200.

Hill Center at Belle Meade, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 103 15 0 015.00
4314 Harding Pike, Nashville TN 37205

At the request of the appellant, this appeal is hereby withdrawn.

H.G. Hill Realty Company
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 103 15 0 021.00
4300 Harding Pike, Nashville TN 37205

At the request of the appellant, this appeal is hereby withdrawn.

118 30th Avenue North, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 104 02 0 321.00
118 30th Ave N, Nashville TN 37203

Motion to Change the Total value to \$1,180,000, by Carnell Scruggs, second by Alexa Backner,
unanimously approved. Land value of \$987,800, and Improvement value reduced to \$192,200.

Hill West End, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 104 02 0 329.00
2900 West End Ave, Nashville TN 37203

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

Hill Center Hillsboro Village, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 104 08 0 150.00
1704 21st Ave S, Nashville TN 37212

Motion to Change the Total value to \$11,013,800, by Alexa Backner, second by Carnell Scruggs, unanimously approved. Land value of \$7,731,800, and Improvement value reduced to \$3,282,000.

Hill Center Hillsboro Village, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 104 08 0 151.00
2008 Belcourt Ave, Nashville TN 37212

Motion to Change the Total value to \$2,500,000, by Alexa Backner, second by Carnell Scruggs, unanimously approved. Land value reduced to \$2,462,000, and Improvement value of \$38,000.

Hill Center Acklen, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 104 12 0 005.00
1807 21st Ave S, Nashville TN 37212

Motion to Change the Total value to \$20,340,000, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value of \$7,949,800, and Improvement value reduced to \$12,390,200.

H.G. Hill Realty Company
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 104 15 0 179.00
2201 21st Ave S, Nashville TN 37212

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

H.G. Hill Realty Co
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 105 10 0 188.00
2101 8th Ave S, Nashville TN 37204

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

Hill Revolver, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 117 08 0 314.00
3110 Belmont Blvd, Nashville TN 37212

Motion to No Change the Total value of \$6,423,800, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value of \$5,436,200, and Improvement value of \$987,600.

H.G. Hill Realty Company, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 117 14 0 123.00
2227 Bandywood Dr, Nashville TN 37215

Motion to Change the Total value to \$1,949,000, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value reduced to \$1,948,000, and Improvement value reduced to \$1,000.

H.G. Hill Realty Company, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 117 14 0 124.00
2225 Bandywood Dr, Nashville TN 37215

Motion to Change the Total value to \$1,949,000, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value reduced to \$1,948,000, and Improvement value reduced to \$1,000.

Hill Center at Green Hills II, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 117 14 0 426.00
4011 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$15,850,000, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value of \$8,824,200, and Improvement value reduced to \$7,025,800.

Hill Center at Green Hills II, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 117 14 0 428.00
4010 Hillsboro Cir, Nashville TN 37215

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

Hill Revolver, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 118 16 0 077.00
2995 Sidco Dr, Nashville TN 37204

Motion to Change the Total value to \$30,290,000, by Carnell Scruggs, second by Alexa Backner, unanimously approved. Land value of \$7,934,400, and Improvement value reduced to \$22,355,600.

2950 Kraft Drive, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 118 16 0 083.00
2950 Kraft Dr 100, Nashville TN 37204

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

This concluded the morning session. Motion to recess until the 1:00 PM session, by Carnell Scruggs, second by Lori Caste, unanimously approved at 10:41 AM.

VI. Roll Call

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

1:00 PM

1218 Dickerson, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 071 14 0 355.00
5 Ligon Ave, Nashville TN 37207

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

1218 Dickerson, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 071 14 0 358.00
1236 Dickerson Pike, Nashville TN 37207

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

1218 Dickerson, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 071 14 0 359.00
1224 Dickerson Pike, Nashville TN 37207

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

1218 Dickerson, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 071 14 0 391.00
1218 Dickerson Pike, Nashville TN 37207

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

Hill Center Sylvan Heights, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 091 16 00 002.00
4015 Charlotte Ave, Nashville TN 37209

Motion to Change the Total value to \$3,070,000, by Mia Parker, second by Lori Caste, unanimously approved. Land value of \$1,777,200, and Improvement value reduced to \$1,292,800.

1600 West End Avenue Partners, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 092 12 4A 001.00
1600 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$152,153,700, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$19,438,700, and Improvement value of \$132,715,000.

1600 West End Avenue Partners, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 092 12 4A 002.00
1610 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$34,454,100, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$4,859,500, and Improvement value of \$29,594,600.

1600 West End Avenue Partners, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 092 12 4A 003.00
0 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$72,630,400, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$36,100,400, and Improvement value reduced to \$36,530,000.

Mary Helen Hepner & David Hepner Living Trust
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 093 06 4E 026.00
160 2nd Ave S #1805, Nashville TN 37201

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

SH/Polk Ave Associates, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 106 09 0 006.00
191 Polk Ave, Nashville TN 37210

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

Tynelea Partners, G.P.
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 106 12 0 009.00
321 Wilhagan Rd, Nashville TN 37217

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

Ashley B. Cook & Joseph C. Cook, III
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 117 05 0 060.00
3617 Hampton Ave, Nashville TN 37215

Motion to Change the Total value to \$2,150,000, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$500,000, and Improvement value reduced to \$1,650,000.

3817 Bedford Partners, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 117 14 0C 220.00
3817 Bedford Ave 220, Nashville TN 37215

Motion to Change the Total value to \$2,151,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$1,483,400, and Improvement value reduced to \$667,600.

Mary F. McMillen & Martha F. Thompson
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 118 01 0 004.00
2411 12th Ave S, Nashville TN 37204

Motion to Change the Total value to \$4,966,800, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$4,965,800, and Improvement value reduced to \$1,000.

Forstone Sidco, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 118 16 0 016.00
2973 Sidco Dr, Nashville TN 37204

Motion to Change the Total value to \$17,740,000, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$2,221,600, and Improvement value reduced to \$15,518,400.

502 Thompson Lane, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 119 09 0 093.00
520 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$293,300, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$227,800, and Improvement value of \$65,500.

502 Thompson Lane, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 119 09 0 094.00
518 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$523,400, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$488,100, and Improvement value of \$35,300.

502 Thompson Lane, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 119 09 0 095.00
514 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$244,200, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$227,800, and Improvement value of \$16,400.

502 Thompson Lane, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 119 09 0 096.00
512 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$261,600, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$244,000, and Improvement value of \$17,600.

502 Thompson Lane, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 119 09 0 097.00
510 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$261,600, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$244,000, and Improvement value of \$17,600.

502 Thompson Lane, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 119 09 0 098.00
508 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$261,600, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$244,000, and Improvement value of \$17,600.

502 Thompson Lane, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 119 09 0 099.00
504 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$924,600, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$862,300, and Improvement value of \$62,300.

502 Thompson Lane, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 119 09 0 099.00
504 Thompson Ln, Nashville TN 37211

Motion to No Change the Total value of \$924,600, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$862,300, and Improvement value of \$62,300.

502 Thompson Lane, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 119 09 0 103.00
2807 Grandview Ave, Nashville TN 37211

Motion to No Change the Total value of \$6,489,000, by Mia Parker, second by Lori Caste,
unanimously approved. Land value of \$2,570,000, and Improvement value of \$3,919,000.

Hill Center at Green Hills, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 131 02 0 016.01
4015 Hillsboro Pike, Nashville TN 37215

Motion to Change the Total value to \$111,473,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$60,709,600, and Improvement value reduced to \$50,763,400.

The Sensing Revocable Living Trust
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 132 02 0 059.00
4000 Newman Pl, Nashville TN 37204

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

Hill Revolver, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 132 04 0 002.00
4040 Armory Oaks Dr, Nashville TN 37204

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

Armory Hill Oaks, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 132 04 0 003.01
3001 Armory Dr, Nashville TN 37204

Motion to Change the Total value to \$7,500,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$2,973,000, and Improvement value reduced to \$4,527,000.

Armory Hill Oaks, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 132 04 0 013.00
3011 Armory Dr, Nashville TN 37204

Motion to Change the Total value to \$19,545,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$3,237,600, and Improvement value reduced to \$16,307,400.

H.G. Hill Realty Co.
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 133 02 0 395.00
3210 Nolensville Pike, Nashville TN 37211

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

H.G. Hill Realty Co.
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 133 02 0 397.00
330 Antioch Pike, Nashville TN 37211

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

Hill Revolver, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 147 07 0 245.00
4209 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$1,870,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$933,000, and Improvement value reduced to \$937,000.

Hill Revolver, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 147 07 0 246.00
4928 Edmondson Pike, Nashville TN 37211

Motion to Change the Total value to \$8,900,000, by Lori Caste, second by Mia Parker,
unanimously approved. Land value of \$3,176,000, and Improvement value reduced to \$5,724,000.

Hill Revolver, LLC
Pat Musgrave and Taylor Musgrave with Property Tax Help, appeared
Parcel ID 161 00 0 191.00
5431 Nolensville Pike, Nashville TN 37211

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

VII. Adjournment

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

Meeting adjourned 3:20 PM.

ATTEST:

APPROVED:
