



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday January 12, 2026

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. Roger Farmer, Dr. Truitt Ellis, Mr. Bruce Pierce, and Ms. Deb Dawson. Also present were Herman Ruben, and Joel Phillips, with the Office of the Property Assessor.

****NOTE**** Prior to the beginning of the meeting, the Honorable Judge Steve Dozier swore in the newest independent MBOE Alternate, Mr. Bruce Pierce.

- III. Review and Approval of Minutes: .Approval of the minutes from the MBOE meeting of Wednesday December 10, 2025, and Thursday December 11, 2025, Motion by Roger Farmer, second by Truitt Ellis, unanimously approved.
- IV. Public Comment Period
- V. Appeals:

8:30 AM

Lanny R. Mooneyham
Lanny Mooneyham, appeared
Parcel ID 043 09 0 142.00
500 Gallatin Pike, Madison TN 37115

Motion to No Change the Total value of \$1,087,000, by Truitt Ellis, second by Roger Farmer, unanimously approved. Land value of \$308,000, and Improvement value of \$779,000.

8:45 AM

Frank C, May
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 061 11 0 123.00
4119 Gallatin Pike, Nashville TN 37216

Motion to Change the Total value to \$1,750,000, by Truitt Ellis, second by Roger Farmer, unanimously approved. Land value reduced to \$1,628,700, and Improvement value of \$121,300.

Michael W. O'Neill
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 070 09 0 034.00
3225 A Lincoln Ave, Nashville TN 37218

Motion to Change the Total value to \$375,000, by Roger Farmer, second by Truitt Ellis, unanimously approved. Land value of \$174,600, and Improvement value reduced to \$200,400.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 082 05 0 062.00
1609 4th Ave N, Nashville TN 37208

Motion to Change the Total value to \$1,400,000, by Roger Farmer, second by Bruce Pierce, unanimously approved. Land value of \$630,000, and Improvement value reduced to \$770,000.

Michael W. O'Neill
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 082 07 0 128.00
320 A Wilburn St, Nashville TN 37207

Motion to Change the Total value to \$400,000, by Roger Farmer, second by Truitt Ellis, unanimously approved. Land value of \$390,000, and Improvement value reduced to \$10,000.

M & J General Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 092 03 0 185.00
2210 Morena St, Nashville TN 37208

Motion to No Change the Total value of \$444,400, by Roger Farmer, second by Bruce Pierce, unanimously approved. Land value of \$225,000, and Improvement value of \$219,400.

KJPL Riverwood, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 097 00 0 164.00
3816 Dodson Chapel Rd, Hermitage TN 37076

Motion to Change the Total value to \$81,000,000, by Truitt Ellis, second by Roger Farmer, unanimously approved. Land value of \$3,800,000, and Improvement value reduced to \$77,200,000.

Martha J. Gilmore Living Trust
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 103 04 0 153.00
4603 Utah Ave, Nashville TN 37209

Motion to Change the Total value to \$675,000, by Roger Farmer, second by Bruce Pierce,
unanimously approved. Land value of \$461,000, and Improvement value reduced to \$214,000.

Fountains Apartments, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 103 10 0 132.00
97 White Bridge Pike, Nashville TN 37205

Motion to Change the Total value to \$21,000,000, by Roger Farmer, second by Truitt Ellis,
unanimously approved. Land value of \$2,625,000, and Improvement value reduced to \$18,375,000.

R.B. Branch Properties, Inc.
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 06 0 161.00
3325 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$9,408,750, by Roger Farmer, second by Truitt Ellis,
unanimously approved. Land value of \$9,300,200, and Improvement value reduced to \$108,550.

Hilltop Partners, G.P.
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 08 0 258.00
1606 18th Ave S, Nashville TN 37212

Motion to Change the Total value to \$2,750,000, by Truitt Ellis, second by Roger Farmer,
unanimously approved. Land value of \$855,000, and Improvement value reduced to \$1,895,000.

1507 Partnership, GP
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 08 0 283.00
1507 17th Ave S, Nashville TN 37212

Motion to Change the Total value to \$1,700,000, by Truitt Ellis, second by Roger Farmer,
unanimously approved. Land value of \$1,208,900, and Improvement value reduced to \$491,100.

1605 Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 08 0 324.00
1605 16th Ave S, Nashville TN 37212

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

This concluded the morning session. Due to a lack of a quorum for the afternoon session, the independent MBOE went ahead and heard the 1:00 PM appeals at the conclusion of the morning session.

1:00 PM

LNS Hospitality
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 019 14 0 020.00
251 Northcreek Blvd, Goodlettsville TN 37072

Motion to Change the Total value to \$11,220,000, by Roger Farmer, second by Bruce Pierce, unanimously approved. Land value of \$1,113,400, and Improvement value reduced to \$10,106,600.

A.P. Development Property, Inc.
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 026 00 0 170.00
865 Conference Dr, Goodlettsville TN 37072

Motion to Change the Total value to \$14,030,000, by Roger Farmer, second by Truitt Ellis, unanimously approved. Land value of \$1,505,400, and Improvement value reduced to \$12,524,600.

Camino Hospitality, Inc.
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 026 00 0 180.00
830 Conference Dr, Goodlettsville TN 37072

Motion to Change the Total value to \$12,400,000, by Roger Farmer, second by Truitt Ellis, unanimously approved. Land value of \$1,455,300, and Improvement value reduced to \$10,944,700.

****NOTE**** The next 4 parcels were heard at the very end of the 1PM session. Dr. Truitt Ellis recused himself and left the meeting due to a conflict of interest with these 4 parcels.

James A. Crossman
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 034 15 0A 001.00
1228 Northgate Business Pkwy 1, Madison TN 37115

Motion to Change the Total value to \$225,000, by Roger Farmer, second by Bruce Pierce, unanimously approved. Land value of \$18,800, and Improvement value reduced to \$206,200.

James A. Crossman
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 034 15 0A 002.00
1228 Northgate Business Pkwy 2, Madison TN 37115

Motion to Change the Total value to \$225,000, by Roger Farmer, second by Bruce Pierce, unanimously approved. Land value of \$18,800, and Improvement value reduced to \$206,200.

James A. Crossman
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 034 15 0A 003.00
1228 Northgate Business Pkwy 3, Madison TN 37115

Motion to Change the Total value to \$225,000, by Roger Farmer, second by Bruce Pierce, unanimously approved. Land value of \$18,800, and Improvement value reduced to \$206,200.

James A. Crossman
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 034 15 0A 004.00
1228 Northgate Business Pkwy 4, Madison TN 37115

Motion to Change the Total value to \$225,000, by Roger Farmer, second by Bruce Pierce, unanimously approved. Land value of \$18,800, and Improvement value reduced to \$206,200.

Concord Hospitality, Inc.
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 092 12 0 470.00
1801 Hayes St, Nashville TN 37203

Motion to Change the Total value to \$43,500,000, by Bruce Pierce, second by Truitt Ellis, unanimously approved. Land value of \$5,400,000, and Improvement value reduced to \$38,100,000.

Concord Hospitality, Inc.
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 092 12 0 477.00
1800 West End Ave, Nashville TN 37203

Motion to Change the Total value to \$35,000,000, by Roger Farmer, second by Bruce Pierce, unanimously approved. Land value of \$11,973,800, and Improvement value reduced to \$23,026,200.

Eagle Hospitality, Inc.
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 160 00 0 210.00
760 Old Hickory Blvd, Brentwood TN 37027

Motion to Change the Total value to \$27,000,000, by Roger Farmer, second by Truitt Ellis, unanimously approved. Land value of \$6,525,300, and Improvement value reduced to \$20,474,700.

VI. Adjournment

Motion to adjourn by Roger Farmer, second by Bruce Pierce, unanimously approved.

Meeting adjourned 12:08 PM.

ATTEST:

APPROVED:
