



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday January 21, 2026

8:30 AM

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, Mr. Carnell Scruggs, and Mr. John Green. Also present were Danielle Hancock and Joel Phillips, with the Office of the Property Assessor.

- III. Review and Approval of Minutes: .
- IV. Public Comment Period
- V. Appeals:

8:30 AM

Mid Madison Marketplace, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 051 08 0 053.00
903 Gallatin Pike, Madison TN 37115

This parcel was continued from 01-15-2026 to allow for a Field Review. The Field Review has been completed and there is a Motion to Change the Total value to \$3,800,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$675,200 and Improvement value reduced to \$3,124,800.

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 034 00 0 055.00
10 Fant Industrial Dr, Madison TN 37115

Motion to Change the Total value to \$7,590,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$857,300 and Improvement value reduced to \$6,732,700.

Michael W. O'Neill
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 070 09 0 210.00
3225 C Lincoln Ave, Nashville 37218

Motion to Change the Total value to \$360,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$165,600 and Improvement value reduced to \$194,400.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 071 10 0 106.00
1222 A Katie Ave, Nashville 37207

Motion to Change the Total value to \$280,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$193,600 and Improvement value reduced to \$86,400.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 071 10 0 193.00
1218 B Katie Ave, Nashville 37207

Motion to Change the Total value to \$270,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$193,600 and Improvement value reduced to \$76,400.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 071 10 0 202.00
1222 B Katie Ave, Nashville 37207

Motion to Change the Total value to \$280,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$193,600 and Improvement value reduced to \$86,400.

Michael W. O'Neill
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 071 15 0 497.00
1314 B Stainback Ave, Nashville 37207

Motion to Change the Total value to \$260,700, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$168,000 and Improvement value reduced to \$92,700.

Michael W. O'Neill
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 072 11 0 507.00
2222 Pennington Ave, Nashville 37216

Motion to Change the Total value to \$290,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$195,000 and Improvement value reduced to \$95,000.

Jacob May
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 103 16 0A 013.00
3901 West End Ave 801, Nashville 37205

Motion to Change the Total value to \$795,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$194,000 and Improvement value reduced to \$601,000.

Jacob May
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 103 16 0A 020.00
3901 West End Ave 1101, Nashville 37205

Motion to Change the Total value to \$875,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$194,000 and Improvement value reduced to \$681,000.

Jacob May
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 103 16 0A 051.00
3901 West End Ave 507, Nashville 37205

Motion to Change the Total value to \$600,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$194,000 and Improvement value reduced to \$406,000.

Jacob May
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 103 16 0A 060.00
3901 West End Ave 806, Nashville 37205

Motion to Change the Total value to \$550,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$194,000 and Improvement value reduced to \$356,000.

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 11 0D 001.00
2121 Fairfax Ave 1, Nashville TN 37212

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

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 11 0D 002.00
2121 Fairfax Ave 2, Nashville TN 37212

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

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 11 0D 004.00
2121 Fairfax Ave 4, Nashville TN 37212

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

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 11 0D 007.00
2121 Fairfax Ave 7, Nashville TN 37212

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

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 11 0D 009.00
2121 Fairfax Ave 9, Nashville TN 37212

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

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 11 0D 011.00
2121 Fairfax Ave 11, Nashville TN 37212

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

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 11 0D 012.00
2121 Fairfax Ave 12, Nashville TN 37212

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

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 11 0D 015.00
2121 Fairfax Ave 15, Nashville TN 37212

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

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 11 0D 016.00
2121 Fairfax Ave 16, Nashville TN 37212

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

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 12 0 059.00
2112 Fairfax Ave, Nashville TN 37212

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

GINCON, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 118 16 0 056.00
2961 Armory Dr, Nashville 37204

Motion to Change the Total value to \$5,700,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$1,393,900 and Improvement value reduced to \$4,306,100.

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 134 00 0 217.00
5000 Harding Pl, Nashville TN 37211

Motion to No Change the Total value of \$4,701,300, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$1,280,600 and Improvement value of \$3,420,700.

Jim Crossman Realty, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 072 10 0 201.00
2618 Gallatin Pike, Nashville TN 37216

Motion to Change the Total value to \$10,210,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$8,293,800 and Improvement value reduced to \$1,916,200.

Diane May
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 05 0 351.00
3512 Central Ave, Nashville TN 37205

Motion to No Change the Total value of \$1,995,900, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$485,500 and Improvement value of \$1,510,400.

Frank C. May
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 116 04 0 075.00
230 Ensworth Pl, Nashville TN 37205

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

VI. Adjournment

Motion to adjourn by John Green, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 11:45 AM.

ATTEST:

APPROVED:
