



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday January 22, 2026

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. Deb Dawson, Ms. Lori Caste, and Mr. John Green. Also present were Danielle Hancock and Elias Anderson, with the Office of the Property Assessor.

**\*\*NOTE\*\*** Chair Deb Dawson had to leave at 10:30 AM at which time Ms. Melba Jackson arrived. Due to the Chair leaving, the independent MBOE elected Ms. Melba Jackson, Temporary Chair, for the remainder of the AM session, Motion by John Green, second by Lori Caste, unanimously approved.

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

8:30 AM

Donald C. Koons & Heather C. Koons  
Parcel ID 015 00 0 039.00  
0 Wilkinson Rd, Joelton TN 37080

Donald C. Koons & Heather C. Koons  
Parcel ID 072 14 0K 002.00  
1120 B Cahal Ave, Nashville TN 37206

Donald C. Koons & Heather C. Koons  
Parcel ID 118 01 0 068.00  
1206 Paris Ave, Nashville TN 37212

Motion to continue the three (3) parcels above, to a date to be determined, by John Green, second by Lori Caste, unanimously approved.

8:45 AM

Frank P. Rumbaugh & Kimberly D. Owen  
Frank Rumbaugh, appeared  
Parcel ID 052 01 0 081.00  
168 Harrington Ave, Madison TN 37115

Motion to Change the Total value to \$210,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$103,500 and Improvement value reduced to \$106,500.

Frank P. Rumbaugh & Kimberly D. Owen  
Frank Rumbaugh, appeared  
Parcel ID 052 01 0 082.00  
0 Harrington Ave, Madison TN 37115

Motion to No Change the Total Land value of \$45,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$45,000.

9:15 AM

Anthony P. Snyder & Jeanmarie Snyder  
Anthony Snyder, appeared  
Parcel ID 091 12 0 119.00  
613 45<sup>th</sup> Ave N, Nashville TN 37209

Motion to Change the Total value to \$390,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$220,000 and Improvement value reduced to \$170,000.

Anthony P. Snyder ET UX  
Anthony Snyder, appeared  
Parcel ID 091 16 0 148.00  
4603 Dakota Ave, Nashville TN 37209

Motion to Change the Total value to \$635,000, by Lori Caste, second by John Green, unanimously approved. Land value of \$414,900 and Improvement value reduced to \$220,100.

Anthony P. Snyder  
Anthony Snyder, appeared  
Parcel ID 094 15 0 005.00  
228 Spence Ln, Nashville TN 37210

Motion to Change the Total value to \$295,000, by Lori Caste, second by John Green, unanimously approved. Land value of \$120,000 and Improvement value reduced to \$175,000.

Equity Trust Company  
Anthony Snyder, appeared  
Parcel ID 103 08 0A 034.00  
4425 Westlawn Dr B304, Nashville TN 37209

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

9:45 AM

Larry Hunt & Cindy Hunt  
Larry Hunt and Charles Sonn, appeared  
Parcel ID 044 07 0 001.00  
0 Orchard Dr, Old Hickory TN 37138

Motion to No Change the Total Land value of \$157,600, by John Green, second by Lori Caste, unanimously approved. Land value of \$157,600.

Larry Hunt & Cindy Hunt  
Larry Hunt and Charles Sonn, appeared  
Parcel ID 044 07 0 002.00  
0 Buffalo St, Old Hickory TN 37138

Motion to No Change the Total Land value of \$91,600, by John Green, second by Lori Caste, unanimously approved. Land value of \$91,600.

Larry Hunt & Cindy Hunt  
Larry Hunt and Charles Sonn, appeared  
Parcel ID 044 07 0 003.00  
121 Buffalo St, Old Hickory TN 37138

Motion to No Change the Total Land value of \$96,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$96,000.

Larry Logue Hunt & Cynthia Marie Hunt  
Larry Hunt and Charles Sonn, appeared  
Parcel ID 044 07 0 005.00  
0 Buffalo St, Old Hickory TN 37138

Motion to No Change the Total Land value of \$88,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$88,000.

Larry Logue Hunt & Cynthia Marie Hunt  
Larry Hunt and Charles Sonn, appeared  
Parcel ID 044 07 0 019.00  
0 Buffalo St, Old Hickory TN 37138

Motion to No Change the Total Land value of \$105,300, by John Green, second by Lori Caste, unanimously approved. Land value of \$105,300.

Larry Hunt & Cindy Hunt  
Larry Hunt and Charles Sonn, appeared  
Parcel ID 044 11 0 203.00  
0 Buffalo St, Old Hickory TN 37138

Motion to No Change the Total Land value of \$65,000, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$65,000.

10:30 AM

Vernon D. Baucom, ET UX  
Khelia Neshyl Baucom, appeared  
Parcel ID 128 14 0 202.00  
7312 Coronado Ct, Nashville TN 37221

Motion to Change the Total value to \$300,000, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$99,000 and Improvement value reduced to \$201,000.

10:45 AM

Two Rivers Corp. Center  
Joshua Lee, Roscoe Hyatt, and Mark Buchman, appeared  
Parcel ID 062 00 0 232.00  
2501 McGavock Pike, Nashville TN 37214

Motion to Change the Total value to \$28,497,000, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$10,610,300 and Improvement value reduced to \$17,886,700.

178 2<sup>nd</sup> Avenue North, LLC  
Joshua Lee, Roscoe Hyatt, and Mark Buchman, appeared  
Parcel ID 093 06 2 066.00  
170 2<sup>nd</sup> Ave N, Nashville TN 37201

Motion to Change the Total value to \$13,950,000, by John Green, second by Lori Caste,  
unanimously approved. Land value reduced to \$13,949,000 and Improvement value reduced to \$1,000.

11:00 AM

Laura Miller Wyatt & Jonathan Daniel Wyatt  
Laura Wyatt, appeared  
Parcel ID 156 13 0 009.00  
5075 Kittrell Rd, Nashville TN 37221

Motion to Change the Total value to \$525,000, by John Green, second by Lori Caste,  
unanimously approved. Land value of \$137,000 and Improvement value reduced to \$388,000.

11:15 AM

Lolita A. Hamilton  
Parcel ID 102 07 0 008.00  
6582 Cabot Dr, Nashville TN 37209

Lolita A. Hamilton  
Parcel ID 104 06 0A 096.00  
3415 West End Ave 908, Nashville TN 37203

Lolita A. Hamilton  
Parcel ID 115 01 0 039.00  
945 Plateau Pkwy, Nashville TN 37205

Lolita A. Hamilton  
Parcel ID 115 01 0 054.00  
763 Rhonda Ln, Nashville TN 37205

Lolita A. Hamilton  
Parcel ID 116 03 0F 002.00  
204 Westchase Dr, Nashville TN 37205

Motion to reschedule the above-mentioned five (5) parcels to December 2, 2026 @10:15 AM, by John Green, second by Lori Caste, unanimously approved.

This concluded the morning session. Motion to recess until the 1:00 PM session, by John Green, second by Lori Caste, unanimously approved at 11:30 AM.

VI. Roll Call

Members present included: Ms. Melba Jackson, Mr. Carnell Scruggs, and Mr. Michael Milliner. Also present were Danielle Hancock and Andrea Wandell, with the Office of the Property Assessor.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair not being present for this session, the independent MBOE elected Ms. Melba Jackson, Temporary Chair, for the remainder of the AM session, Motion by Carnell Scruggs, second by Michael Milliner, unanimously approved.

1:00 PM

Vijay K. Upadhyaya  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 082 03 0 263.00  
1015 Meridian St, Nashville TN 37207

Motion to Change the Total value to \$535,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$375,000, and Improvement value reduced to \$160,000.

Rachel Edward, LLC  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 082 08 0 008.00  
803 N 6<sup>th</sup> St, Nashville TN 37207

Motion to Change the Total value to \$355,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$321,800, and Improvement value reduced to \$33,200.

RLH Co. (The)  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 093 16 0 261.00  
287 Hermitage Ave, Nashville TN 37210

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

29 Hermitage Co.  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 094 13 0 004.00  
297 Hermitage Ave, Nashville TN 37210

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

Michael W. O'Neil  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 071 11 0 248.00  
1422 Stainback Ave, Nashville TN 37207

Motion to Change the Total value to \$373,500, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$300,000, and Improvement value reduced to \$73,500.

A & E Partnership  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 080 04 0 058.00  
1714 County Hospital Rd, Nashville TN 37218

Motion to Change the Total value to \$276,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$250,000, and Improvement value reduced to \$26,000.

1100 Partnership GP  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 104 04 0 098.00  
1100 18<sup>th</sup> Ave S, Nashville TN 37212

Motion to Change the Total value to \$3,100,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$2,028,000, and Improvement value reduced to \$1,072,000.

Frank C. May ET UX  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 116 04 0 076.00  
228 Ensworth Pl, Nashville TN 37205

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

L. Forrest Conner & Stephanie Conner Joint Trust  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 117 06 0 041.00  
2313 Golf Club Ln, Nashville TN 37215

Motion to Change the Total value to \$3,839,000, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$600,000, and Improvement value reduced to \$3,239,000.

James A. Crossman & Martha Joy Gilmore  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 117 09 0 077.00  
2876 Sugartree Rd, Nashville TN 37215

Motion to Change the Total value to \$735,100, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value reduced to \$428,400, and Improvement value of \$306,700.

David Chase Gilbert & Shay Nichole Hart  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 132 09 0 080.00  
908 Cadillac Ave, Nashville TN 37204

Motion to No Change the Total value of \$3,513,900, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$700,000, and Improvement value of \$2,813,900.

James J. Ayers & Kristy L. Ayers  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 144 15 0 013.00  
6116 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total value of \$6,083,300, by Michael Milliner, second by Carnell Scruggs, unanimously approved. Land value of \$702,800, and Improvement value of \$5,380,500.

M & J Partnership  
Will Shaw with The Aegis Group, LLC, appeared  
Parcel ID 081 03 0 018.00  
2201 18<sup>th</sup> Ave N, Nashville TN 37208

Motion to Change the Total value to \$550,000, by Carnell Scruggs, second by Michael Milliner, unanimously approved. Land value of \$152,000, and Improvement value reduced to \$398,000.

VII. Adjournment

Motion to adjourn by Michael Milliner, second by Carnell Scruggs, unanimously approved.

Meeting adjourned 3:15 PM.

**ATTEST:**

**APPROVED:**

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