



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Tuesday July 23, 2024

8:30 A.M

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, Ms. Alexa Coulton, and Mr. Carnell Scruggs. Also present were Herman Ruben and Nathan Burton with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of minutes from the July 22, 2024, MBOE meeting, Motion by Lori Caste, second by Alexa Coulton, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

James A. Crossman  
Clint Carter with The Aegis Group, LLC appeared.  
Parcel ID 034 15 0 042.00  
1236 Northgate Business Pkwy, Madison TN 37115

Motion to change the Total value to \$458,866, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$298,400 and Improvement Value reduced to \$160,466. (This value is applying the Sale Ratio of 0.7143)

Jim Crossman Realty, LLC  
Clint Carter with The Aegis Group, LLC appeared.  
Parcel ID 034 15 0 051.00  
1200 Northgate Business Pkwy, Madison TN 37115

Motion to change the Total value to \$458,866, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$331,200 and Improvement Value reduced to \$127,666. (This value is applying the Sale Ratio of 0.7143)

Main Street Land Trust  
Clint Carter with The Aegis Group, LLC appeared.  
Parcel ID 072 02 0 140.00  
3407 Gallatin Pike, Nashville TN 37216

Motion to change the Total value to \$2,300,750, by Carnell Scruggs, second by Alexa Coulton, unanimously approved. Land value of \$1,720,600 and Improvement Value reduced to \$580,150. (This value is applying the Sale Ratio of 0.7143)

Main Street Land Trust  
Clint Carter with The Aegis Group, LLC appeared.  
Parcel ID 072 06 0 220.00  
1060 E Trinity Ln, Nashville TN 37216

At the request of the appellant, this appeal is hereby withdrawn.

Michael W. O'Neill  
Clint Carter 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 \$275,005, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$150,000 and Improvement Value reduced to \$125,005. (This value is applying the Sale Ratio of 0.7143)

Michael W. O'Neill  
Clint Carter with The Aegis Group, LLC appeared.  
Parcel ID 082 08 0 104.00  
928 McFerrin Ave, Nashville TN 37206

Motion to change the Total value to \$478,581, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value reduced to \$477,581 and Improvement Value reduced to \$1,000. (This value is applying the Sale Ratio of 0.7143)

McGavock Pike Partners, LLC  
Clint Carter with The Aegis Group, LLC appeared.  
Parcel ID 083 09 0 008.00  
403 Gallatin Ave, Nashville TN 37206

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

1911 Church Street Partners, LLC  
Clint Carter with The Aegis Group, LLC appeared.  
Parcel ID 092 12 0 392.00  
1911 Church St, Nashville TN 37203

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

900 Church, LLC  
Clint Carter with The Aegis Group, LLC appeared.  
Parcel ID 093 05 0 161.00  
900 Church St, Nashville TN 37203

Motion to change the Total value to \$107,145,000, by Lori Caste, second by Alexa Coulton, unanimously approved. Land value of \$2,363,200 and Improvement Value reduced to \$104,781,800. (This value is applying the Sale Ratio of 0.7143)

Vijay K. Upadhyaya  
Clint Carter with The Aegis Group, LLC appeared.  
Parcel ID 093 06 1 036.00  
219 Rep John Lewis Way N, Nashville TN 37219

Motion to change the Total value to \$3,907,221, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$1,402,500 and Improvement Value reduced to \$2,504,721. (This value is applying the Sale Ratio of 0.7143)

GH Partnership  
Clint Carter with The Aegis Group, LLC appeared.  
Parcel ID 093 06 1 038.00  
215 Rep John Lewis Way N, Nashville TN 37219

Motion to change the Total value to \$3,817,934, by Lori Caste, second by Carnell Scruggs, unanimously approved. Land value of \$3,245,900 and Improvement Value reduced to \$572,034. (This value is applying the Sale Ratio of 0.7143)

AMG 805 LEA, LLC  
Clint Carter with The Aegis Group, LLC appeared.  
Parcel ID 093 10 0 040.00  
805 Lea Ave, Nashville TN 37203

Motion to change the Total value to \$96,430,500, by Carnell Scruggs, second by Lori Caste, unanimously approved. Land value of \$9,016,800 and Improvement Value reduced to \$87,413,700. (This value is applying the Sale Ratio of 0.7143)

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 \$5,000,100, by Carnell Scruggs, second by Alexa Coulton, unanimously approved. Land value of \$990,000 and Improvement Value reduced to \$4,010,100. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment

Motion to adjourn by Carnell Scruggs, second by Alexa Coulton, unanimously approved.

Meeting adjourned 11:11 AM.

**ATTEST:**

**APPROVED:**

---

---