



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Tuesday January 13, 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. Carnell Scruggs, Mr. Derrick Starks , and Mr. Bruce Pierce. Also present were Danielle Hancock, Herman Ruben, and Elias Anderson, with the Office of the Property Assessor.

****NOTE**** Due to the Chair nor Vice Chair not being present for this meeting, the independent MBOE elected Mr. Derrick Starks, Temporary Chair, for this meeting, Motion by Carnell Scruggs, second by Bruce Pierce, unanimously approved.

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

8:30 AM

Enda Street, GP
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 092 13 0 064.00
3507 Charlotte Ave, Nashville TN 37209

Motion to Change the Total value to \$1,810,000, by Carnell Scruggs, second by Bruce Pierce, unanimously approved. Land value of \$1,335,000, and Improvement value reduced to \$475,000.

Enda Street, GP
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 119 10 0 200.00
189 Thompson Ln, Nashville TN 37211

Motion to Change the Total value to \$450,000, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value reduced to \$449,000, and Improvement value reduced to \$1,000.

Enda Street, GP
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 119 10 0 201.00
183 Thompson Ln, Nashville TN 37211

Motion to Change the Total value to \$450,000, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value reduced to \$449,000, and Improvement value reduced to \$1,000.

Marianne W. Bingham
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 142 00 0 095.00
264 Hicks Rd, Nashville TN 37221

Motion to Change the Total Land value to \$600,000, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value reduced to \$600,000.

Kingsburg Hospitality, Inc.
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 026 00 0 172.00
322 Northcreek Blvd, Goodlettsville TN 37072

Motion to Change the Total value to \$17,000,000, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$1,200,200, and Improvement value reduced to \$15,799,800.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 041 15 0 130.00
1317 Bellshire Terrace Dr, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 041 15 0 131.00
1313 Bellshire Terrace Dr, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 041 15 0 132.00
1309 Bellshire Terrace Dr, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

Michael W. O'Neil
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 071 14 0 379.00
1120 Dickerson Pike, Nashville TN 37207

Motion to Change the Total value to \$1,395,000, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value increased to \$1,394,000, and Improvement value reduced to \$1,000.

Hilltop Partners, G.P.
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 104 08 0 259.00
1608 18th Ave S, Nashville TN 37212

Motion to No Change the Total value of \$1,123,500, by Bruce Pierce, second by Carnell Scruggs,
unanimously approved. Land value of \$500,000, and Improvement value of \$623,500.

Qalterjaw Investments, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 106 00 0 001.03
888 Elm Hill Pike, Nashville TN 37210

Motion to Change the Total value to \$9,346,000, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$3,635,500, and Improvement value reduced to \$5,710,500.

Qalterjaw Investments, LLC
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 106 00 0 002.00
894 Elm Hill Pike, Nashville TN 37210

Motion to Change the Total value to \$1,444,000, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value reduced to \$1,443,000, and Improvement value reduced to \$1,000.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 050 03 0 125.00
312 Bellshire Terrace Ct, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 050 03 0 126.00
317 Bellshire Terrace Ct, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 050 03 0 127.00
313 Bellshire Terrace Ct, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 050 03 0 128.00
309 Bellshire Terrace Ct, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 050 03 0 129.00
305 Bellshire Terrace Ct, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 050 03 0 130.00
301 Bellshire Terrace Ct, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 050 03 0 131.00
1337 Bellshire Terrace Dr, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 050 03 0 132.00
1333 Bellshire Terrace Dr, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 050 03 0 133.00
1329 Bellshire Terrace Dr, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 050 03 0 134.00
1325 Bellshire Terrace Dr, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

M & J General Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 072 11 0 476.00
2305 Burns St, Nashville TN 37216

Motion to Change the Total value to \$362,700, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$300,000, and Improvement value reduced to \$62,700.

M & J Partnership
Will Shaw with The Aegis Group, LLC, appeared
Parcel ID 050 03 0 124.00
308 Bellshire Terrace Ct, Nashville TN 37207

Motion to Change the Total value to \$379,200, by Carnell Scruggs, second by Bruce Pierce,
unanimously approved. Land value of \$90,000, and Improvement value reduced to \$289,200.

VI. Adjournment

Motion to adjourn by Carnell Scruggs, second by Bruce Pierce, unanimously approved.

Meeting adjourned 9:55 AM.

ATTEST:

APPROVED:
