



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Friday September 10, 2021

8:30 AM

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 2nd Avenue South, Suite 210

I. Call To Order

II. Roll Call

Members present included: Ms. Deb Dawson, Mr. Derrick Starks (left at 10:00 AM), Ms. Glenda Chambers (left at 10:15 AM), Mr. Bob Notestine, (arrived at 9:45 AM) and Ms. Brenda Gadd. Also present were Herman Ruben, Wes Thomas, and Randy Ward, with the Office of the Property Assessor and Josh Thomas with Metro Legal.

III. Review and Approval of Minutes: Approval of Minutes from the MBOE Meeting of September 9, 2021, by Deb Dawson, second by Glenda Chambers, unanimously approved.

IV. New Business:

V. Appeals:

8:30 AM

R. Barry Gearon  
Barry Gearon, Sr., appearing  
Parcel ID 096 02 0 019.00  
2843 A Lebanon Pike, Nashville TN 37214

Motion to No Change the Total Value of \$779,700, by Brenda Gadd, second by Deb Dawson, unanimously approved. Land Value of \$338,700 and Improvement Value of \$441,000.

R. Barry Gearon & Karen G. Gearon  
Barry Gearon, Sr., appearing  
Parcel ID 146 10 0 059.00  
5036 Franklin Pike, Nashville TN 37220

Motion to No Change the Total Value of \$1,136,500, by Deb Dawson, second by Brenda Gadd, unanimously approved. Land Value of \$750,000 and Improvement Value of \$386,500.

9:00 AM (Audio Appeal)

Michael D. Rippetoe & Karen K. Rippetoe  
David Sukenik, appearing via Audio  
Parcel ID 060 08 0 059.00  
2939 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$1,024,600, by Deb Dawson, second by Brenda Gadd, unanimously approved. Land Value of \$338,000 and Improvement Value of \$686,600.

Show-Che Wong & Ah-Shew Wong  
David Sukenik, appearing via Audio  
Parcel ID 083 01 0 276.00  
908 Gallatin Ave, Nashville TN 37206

Motion to No Change the Total Value of \$770,900, by Deb Dawson, second by Glenda Chambers, unanimously approved. Land Value of \$592,400 and Improvement Value of \$178,500.

Ivy Tsou  
David Sukenik, appearing via Audio  
Parcel ID 086 01 0 073.00  
3440 Lebanon Pike, Hermitage TN 37076

Motion to No Change the Total Value of \$844,400, by Brenda Gadd, second by Deb Dawson, unanimously approved. Land Value of \$494,000 and Improvement Value of \$350,400.

SCFRC-HW-G, LLLC  
David Sukenik, appearing via Audio  
Parcel ID 149 08 0 059.00  
2562 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$810,100, by Deb Dawson, second by Glenda Chambers, unanimously approved. Land Value of \$385,100 and Improvement Value of \$425,000.

9:30 AM

Crown Enterprises, Inc.  
Larry Burkes with Property Assessment Services, Inc., appearing  
Parcel ID 121 00 0 249.00  
2464 Couchville Pike, Nashville TN 37217

Motion to No Change the Total Value of \$4,640,100, by Brenda Gadd, second by Deb Dawson, unanimously approved. Land Value of \$987,000 and Improvement Value of \$3,653,100.

Brian Gubish  
Larry Burkes with Property Assessment Services, Inc., appearing  
Parcel ID 149 00 0 250.00  
515 Bell Rd, Antioch TN 37013

Motion to Change the Total Value to \$1,066,000, by Brenda Gadd, second by Deb Dawson, unanimously approved. Land Value of \$317,100 and Improvement Value reduced to \$748,900.

9:45 AM

Arbitrage Holdings, LLC  
The Honorable William Purcell, Blake C. Bars with Frost, Todd & Brown, appearing  
Corey Hammonds with The Hammonds Group and Bradley J. Bars, appearing  
Parcel ID 081 00 0 072.00  
1200 W H Davis Dr, Nashville TN 37208

Motion to No Change the Total Value of \$4,112,500, by Deb Dawson, Brenda Gadd, unanimously approved. Land Value of \$598,000 and Improvement Value of \$3,514,500.

(2 Parcels Heard Together)  
Southern Premier Holdings, LLC  
The Honorable William Purcell, Blake C. Bars with Frost, Todd & Brown, appearing  
Corey Hammonds with The Hammonds Group and Bradley J. Bars, appearing  
Parcel ID 081 06 0 484.00  
2204 Buchanan St, Nashville TN 37208

Motion to Change the Total Value to \$1,224,000, by Deb Dawson, second by Brenda Gadd, unanimously approved. Land Value of \$306,400 and Improvement Value reduced to \$917,600.

(2 Parcels Heard Together)  
Southern Premier Holdings, LLC  
The Honorable William Purcell, Blake C. Bars with Frost, Todd & Brown, appearing  
Corey Hammonds with The Hammonds Group and Bradley J. Bars, appearing  
Parcel ID 081 06 0 491.00  
0 Buchanan St, Nashville TN 37208

Motion to No Change the Total Land Value of \$392,000, by Deb Dawson, second by Brenda Gadd, unanimously approved. Land Value of \$392,000.

Bradley J. Bars & Alexandria B. Bars  
The Honorable William Purcell, Blake C. Bars with Frost, Todd & Brown, appearing  
Bradley J. Bars, appearing  
Parcel ID 091 15 0 175.00  
303 51<sup>st</sup> Ave N, Nashville TN 37209

Motion to Change the Total Value to \$366,000, by Deb Dawson, second by Brenda Gadd, unanimously approved. Land Value of \$243,000 and Improvement Value reduced to \$123,000.

Bradley J. Bars  
The Honorable William Purcell, Blake C. Bars with Frost, Todd & Brown, appearing  
Bradley J. Bars, appearing  
Parcel ID 091 16 0L 001.00  
4205 A Elkins Ave, Nashville TN 37209

Motion to Change the Total Value to \$364,700, by Deb Dawson, second by Brenda Gadd,  
unanimously approved. Land Value reduced to \$232,000 and Improvement Value of \$132,700.

Herwigs Holdings, LLC  
The Honorable William Purcell, Blake C. Bars with Frost, Todd & Brown, appearing  
Bradley J. Bars, appearing  
Parcel ID 103 02 1G 001.00  
200 A Bellmore Ave, Nashville TN 37209

Motion to No Change the Total Value of \$270,500, by Brenda Gadd, second by Deb Dawson,  
unanimously approved. Land Value of \$100,000 and Improvement Value of \$170,500.

Bradley J. Bars  
The Honorable William Purcell, Blake C. Bars with Frost, Todd & Brown, appearing  
Bradley J. Bars, appearing  
Parcel ID 103 08 0M 001.00  
4404 A Westlawn Dr, Nashville TN 37209

Motion to No Change the Total Value of \$381,100, by Deb Dawson, second by Brenda Gadd,  
unanimously approved. Land Value of \$200,000 and Improvement Value of \$181,100.

Bradley J. Bars  
The Honorable William Purcell, Blake C. Bars with Frost, Todd & Brown, appearing  
Bradley J. Bars, appearing  
Parcel ID 103 08 0M 002.00  
4404 B Westlawn Dr, Nashville TN 37209

Motion to Change the Total Value to \$420,000, by Deb Dawson, second by Brenda Gadd,  
unanimously approved. Land Value reduced to \$162,500 and Improvement Value increased to \$257,500.

Bradley Bars  
The Honorable William Purcell, Blake C. Bars with Frost, Todd & Brown, appearing  
Bradley J. Bars, appearing  
Parcel ID 105 11 3I 001.00  
622 A Benton Ave, Nashville TN 37204

Motion to Change the Total Value to \$470,000, by Deb Dawson, second by Brenda Gadd,  
unanimously approved. Land Value of \$120,000 and Improvement Value reduced to \$350,000.

Bars Holdings, LLC  
The Honorable William Purcell, Blake C. Bars with Frost, Todd & Brown, appearing  
Bradley J. Bars, appearing  
Parcel ID 105 11 3I 002.00  
622 B Benton Ave, Nashville TN 37204

Motion to Change the Total Value to \$198,300, by Deb Dawson, second by Brenda Gadd,  
unanimously approved. Land Value reduced to \$105,000 and Improvement Value of \$93,300.

Bradley Joseph Bars & Alexandria Bars  
The Honorable William Purcell, Blake C. Bars with Frost, Todd & Brown, appearing  
Bradley J. Bars, appearing  
Parcel ID 144 06 0 024.00  
1141 Crater Hill Dr, Nashville TN 37215

Motion to Change the Total Value to \$1,425,000, by Deb Dawson, second by Brenda Gadd,  
unanimously approved. Land Value of \$663,000 and Improvement Value reduced to \$762,000.

11:00 AM

R. Barry Gearon, Jr. & Ann Isabelle Gearon  
Barry Gearon, Jr., appearing  
Parcel ID 146 10 0 060.00  
5040 Franklin Pike, Nashville TN 37220

Motion to Change the Total Value to \$822,000, by Deb Dawson, second by Brenda Gadd,  
unanimously approved. Land Value of \$750,000 and Improvement Value reduced to \$72,000.

11:15 AM (Audio Appeal)

Citgo Petroleum Corp.  
Jim Fowler, appearing via Audio  
Parcel ID 093 07 0 028.00  
720 Davidson St, Nashville TN 37213

Appeal continued to 09/13/2021 at 8:30 AM. (Due to the MBOE members having to leave)

11:30 AM

Peter D. Voysey & Abigail O. Voysey  
Parcel ID 130 08 0A 003.00  
2200 Harding Pl #3, Nashville TN 37215

Appeal continued to 10/25/2021 at 8:45 AM. (Due to a conflict of interest with one of the MBOE  
members)

VI. Adjournment of the Meeting

Motion to adjourn by Brenda Gadd, second by Deb Dawson, unanimously approved.

Meeting adjourned 12:11 PM.

**ATTEST:**

**APPROVED:**

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