



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday July 1, 2021

8:30 AM & 1:00 PM

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

I. Call To Order

II. Roll Call

Members present for the morning session included: Mr. Bob Notestine, Ms. Brenda Gadd, Ms. Sharon Emerson, and Ms. Jacqueline Kelly. Also present were Herman Ruben, Wes Thomas, and Randy Ward with the Office of the Property Assessor.

III. Review and Approval of Minutes

Motion to approve the minutes from the MBOE June 30, 2021 meeting, by Sharon Emerson, second by Jacqueline Kelly, unanimously approved.

IV. New Business:

V. Appeals:

8:30 AM

Storplace of Rivergate, LLC
Ed Freeman, with Freeman-Dixon Family LP appearing
Parcel ID 026 00 0 057.00
2360 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$7,224,000, by Jacqueline Kelly, second by Brenda Gadd, unanimously approved. Land Value of \$2,430,600 and Improvement Value reduced to \$4,793,400.

(2 Parcels heard together)
Freeman-Dixon Family, LP
Ed Freeman, with Freeman-Dixon Family LP appearing
Parcel ID 071 12 0 110.00
0 Cherokee Ave, Nashville TN 37207

Motion to No Change the Total Value of \$159,800, by Sharon Emerson, second by Jacqueline Kelly, unanimously approved. Land Value of \$137,300 and Improvement Value of \$22,500.

(2 Parcels heard together)
Freeman-Dixon Family, LP
Ed Freeman, with Freeman-Dixon Family LP appearing
Parcel ID 071 12 0 111.00
814 Cherokee Ave, Nashville TN 37207

Motion to Change the Total Value to \$990,440, by Sharon Emerson, second by Jacqueline Kelly, unanimously approved. Land Value of \$271,500 and Improvement Value of \$718,940.

2156 Associates, Joint Venture
Ed Freeman, with Freeman-Dixon Family LP appearing
Parcel ID 085 00 0 204.00
3510 Central Pike, Hermitage TN 37076

Motion to Change the Total Value to \$10,400,000, by Sharon Emerson, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,529,200 and Improvement Value reduced to \$8,870,800.

Freegard Partners X
Ed Freeman, with Freeman-Dixon Family LP appearing
Parcel ID 092 08 0 367.00
1615 Charlotte Ave, Nashville TN 37203

Motion to No Change the Total Value of \$10,112,100, by Jacqueline Kelly, second by Brenda Gadd, unanimously approved. Land Value of \$10,041,900 and Improvement Value of \$70,200.

Freeman-Dixon Family Limited Partnership, LP
Ed Freeman, with Freeman-Dixon Family LP appearing
Parcel ID 104 06 0 056.00
3431 Murphy Rd, Nashville TN 37203

Motion to No Change the Total Value of \$1,590,500, by Sharon Emerson, second by Brenda Gadd, unanimously approved. Land Value of \$1,342,200 and Improvement Value of \$248,300.

2156 Associates, LTD.
Ed Freeman, with Freeman-Dixon Family LP appearing
Parcel ID 135 00 0 244.00
2162 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$7,210,100, by Sharon Emerson, second by Jacqueline Kelly, unanimously approved. Land Value of \$1,787,700 and Improvement Value of \$5,422,400.

10:15 AM (Audio Call)

Renrick Southall Group, LLC
Adrienne Harris, appearing via Audio call
Parcel ID 081 15 0 169.00
1407 Dr D B Todd Jr Blvd, Nashville TN 37208

Motion to No Change the Total Value of \$352,500, by Brenda Gadd, second by Sharon Emerson, unanimously approved. Land Value of \$117,000 and Improvement Value of \$235,500.

****NOTE**** The remainder of the appeals scheduled via Audio Call were rescheduled at the request of the appellant at a date to be determined. Motion by Jacqueline Kelly, second by Sharon Emerson, unanimously approved.

VI. Adjournment of the morning session

Motion to adjourn by Brenda Gadd, second by Sharon Emerson, unanimously approved.

Morning Session adjourned 10:23 AM.

1:00 PM Afternoon Session

VII. Roll Call

Members present for the afternoon session included: Ms. Brenda Gadd, Ms. Eva Romano, and Ms. Sharon Emerson. Also present were Herman Ruben, Wes Thomas, and Randy Ward with the Office of the Property Assessor.

Since both the Chair and Vice Chair were not present for the afternoon session, Ms. Sharon Emerson was appointed Temporary Chair by Motion by Brenda Gadd, second by Eva Romano, unanimously approved.

VIII. Appeals

1:00 PM

David Pegram
Parcel ID 033 00 0 068.00
1313 Dickerson Pike, Goodlettsville TN 37072

Motion to No Change the Total Value of \$230,600, by Brenda Gadd, second by Eva Romano, unanimously approved. Land Value of \$107,200 and Improvement Value of \$123,400.00.

David R. Pegram
Parcel ID 033 04 0 026.00
109 Draper Dr, Goodlettsville TN 37072

Motion to No Change the Total Value of \$203,200, by Brenda Gadd, second by Eva Romano, unanimously approved. Land Value of \$63,300 and Improvement Value of \$139,900.00.

David Pegram
Parcel ID 048 00 0 195.00
3943 Dry Creek Rd, Whites Creek TN 37189

Motion to Change the Total Value to \$294,800, by Brenda Gadd, second by Eva Romano, unanimously approved. Land Value reduced to \$100,800 and Improvement Value of \$194,000.00.

David R. Pegram
Parcel ID 060 00 0 040.00
2916 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$317,300, by Brenda Gadd, second by Eva Romano, unanimously approved. Land Value of \$256,800 and Improvement Value of \$60,500.00.

David Pegram
Parcel ID 060 12 0 084.00
2901 Dickerson Pike, Nashville TN 37207

Motion to Change the Total Value to \$435,300, by Brenda Gadd, second by Eva Romano, unanimously approved. Land Value of \$314,400 and Improvement Value reduced to \$120,900.00.

David R. Pegram
Parcel ID 061 01 0 044.00
528 Lemont Dr, Nashville TN 37216

Motion to No Change the Total Value of \$298,000, by Eva Romano, second by Brenda Gadd, unanimously approved. Land Value of \$92,000 and Improvement Value of \$206,000.00.

David R. Pegram
Parcel ID 069 16 0 060.00
1613 Elizabeth Rd, Nashville TN 37218

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

David R. Pegram
Parcel ID 069 16 0 062.00
1609 Elizabeth Rd, Nashville TN 37218

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

David Ray Pegram
Parcel ID 069 16 0 120.00
1909 Ashton Ave, Nashville TN 37218

Motion to Change the Total Value to \$137,900, by Brenda Gadd, second by Eva Romano, unanimously approved. Land Value of \$62,500 and Improvement Value reduced to \$75,400.00.

David Ray Pegram
Parcel ID 069 16 0 140.00
1909 Ashton Ave, Nashville TN 37218

Motion to No Change the Total Value of \$164,400, by Brenda Gadd, second by Eva Romano, unanimously approved. Land Value of \$64,600 and Improvement Value of \$99,800.00.

3:15 PM (Audio Call)

Shamrock Enterprises, Inc.
Martin McNamara, appearing via Audio Call

****NOTE**** All of the Parcels scheduled for Mr. McNamara have been rescheduled to July 30 ,2021, as this is the day all of the Personal Property appeals are scheduled for. Mr. McNamara thought he was appealing the value for his Personal Property, not the Real Property.

Motion by Brenda Gadd, second by Eva Romano, unanimously approved, to continue all of those parcels to July 30, 2021.

IX. Adjournment

Motion to adjourn by Eva Romano, second by Brenda Gadd, unanimously approved.

Afternoon Session adjourned 2:53 PM.

ATTEST:

APPROVED:
