



# BOE Agenda

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
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9:10:00 AM	10/26/2022	2022			C		<b>B0142291A</b>
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Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **BJC BEHAVIORAL HEALTH**

Contact: TARA RENNEKE

Property Address 1: **1102 LINDBERGH BUSINESS CT**

Property Address 2: **ST LOUIS MO 63123**

Notes:

Field Review Memo: Field Review Completed By: Rochelle Boudhane

BJC BEHAVIORAL HEALTH 11102 Lindbergh Business Ct. St. Louis MO 63123 B0142291A

Spoke with Tara Renneke from BJC regarding this petition for exemption. BJC Behavioral Health is a medical office that specializes in providing mental health services to their patients. The office is open Monday thru Friday. They see patients of all ages. The office consists of 2 exam rooms. The office is staffed with 2 Nurse Practitioners, 6 Physicians and 2 additional staff members.

The personal property is that typically found in a doctor's office consisting of exam rooms, medical equipment, waiting room, and offices including desks, chairs, computers and printers.

They are applying for exemption for 2021 and forward.

Per previous board approval since this doctor's office is under the BJC umbrella no field visit was made.

The 2021 Assessed value was \$111,310.

No taxes due for 2021

No Vehicles

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:10:00 AM	10/26/2022	2021			C		<b>B0142163A</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **BJC BEHAVIORAL HEALTH**

Contact: TARA RENNEKE

Property Address 1: **1150 GRAHAM RD STE 102**

Property Address 2: **FLORISSANT MO 63031**

Notes:

Field Review Memo: Field Review Completed By: Rochelle Boudhane

BJC BEHAVIORAL HEALTH 1150 GRAHAM RD. FLORISSANT, MO 63031 B0142163A

Spoke with Tara Renneke from BJC regarding this petition for exemption. BJC Behavioral Health is a medical office that specializes in providing mental health services to their patients. The office is open Monday thru Friday. They see patients of all ages. The office consists of 6 exam rooms. The office is staffed with 2 Nurse Practitioners, 8 Physicians and 7 additional staff members.

The personal property is that typically found in a doctor's office consisting of exam rooms, medical equipment, waiting room, and offices including desks, chairs, computers and printers.

They are applying for exemption for 2021 and forward.

Per previous board approval since this doctor's office is under the BJC umbrella no field visit was made.

The 2021 Assessed value was \$67,010. No taxes due for 2021 No Vehicles

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:10:00 AM	10/26/2022	2019			C		<b>B00280545</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **BJC HEALTH SYSTEM**

Contact: TARA RENNEKE

Property Address 1: **2052 LOGISTICS PARK BLVD**

Property Address 2: **FENTON MO 63026**

Notes:

Field Review Memo: Field Review Completed By: Rochelle Boudhane

BJC CLINICAL ASSET MANAGEMENT 2052 LOGISTICS PARK FENTON MO 63026 B00280545

Spoke with Tara Renneke from BJC regarding this petition for exemption. BJC Clinical Asset Management is an office that stores and provides medical equipment and technological equipment to the BJC Health System. The office is open Monday thru Friday. The office is staffed with various employees who oversee the facility and the equipment. The personal property consists of that typical of an office, storage facility and medical office. Equipment is transferred in and out of this location to various medical offices and business offices throughout the BJC Network.

They are applying for 2019 and forward. This location was granted exemption in 2009 at a previous location. They moved to this address in 2018.

Per previous board approval since this office is under the BJC umbrella no field visit was made.

The 2021 Assessed value was \$17,770. No taxes due for 2021 No Vehicles

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:10:00 AM	10/26/2022	2021			C		<b>B01511346</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **PHYSICIAN GROUPS LC**

Contact: TARA RENNEKE

Property Address 1: **11125 DUNN RD STE 110**

Property Address 2: **ST LOUIS MO 63136**

Notes:

Field Review Memo: Field Review Completed By: Rochelle Boudhane

PHYSICIANS GROUP LC BJC MEDICAL GROUP (BJCMG) RESPIRATORY CLINIC -CH 11135 Dunn Rd. Suite g-187 B01511346

Spoke with Tara Renneke from BJC regarding this petition for exemption. The Physician’s Group LC dba BJC Medical Group Respiratory Clinic- CH is a medical office that specializes in treating respiratory conditions that include the body, heart and lungs. The office is open Monday thru Friday. They see patients of all ages. The office consists of 9 exam rooms & 1 procedure room. The office is staffed with 1 Nurse Practitioner and 2 additional staff members.

The personal property is that typically found in a doctor’s office consisting of exam rooms, medical equipment, waiting room, and offices including desks, chairs, computers and printers.

They are applying for exemption for 2021 and forward.

Since they filed the original petition, they moved to the current address but for 2021 they were across the street at 11125 Dunn Rd. Suite 110 St. Louis MO 63136.

They moved to the current address and will be applying for exemption for 2022 at the current address.

Per previous board approval since this doctor’s office is under the BJC umbrella no field visit was made.

The 2021 Assessed value was \$1820. No taxes due for 2021 No Vehicles

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:10:00 AM	10/26/2022	2022			C		<b>B01511346</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **PHYSICIAN GROUPS LC**

Contact: TARA RENNEKE

Property Address 1: **11135 DUNN RD STE 187**

Property Address 2: **ST LOUIS MO 63136**

Notes:

Field Review Memo: Field Review Completed By: Rochelle Boudhane

PHYSICIANS GROUP LC BJC MEDICAL GROUP (BJCMG) RESPIRATORY CLINIC -CH 11135 Dunn Rd. Suite g-187 B01511346

Spoke with Tara Renneke from BJC regarding this petition for exemption. The Physician’s Group LC dba BJC Medical Group Respiratory Clinic- CH is a medical office that specializes in treating respiratory conditions that include the body, heart and lungs. The office is open Monday thru Friday. They see patients of all ages. The office consists of 9 exam rooms & 1 procedure room. The office is staffed with 1 Nurse Practitioner and 2 additional staff members.

The personal property is that typically found in a doctor’s office consisting of exam rooms, medical equipment, waiting room, and offices including desks, chairs, computers and printers.

They are applying for exemption for 2021 and forward.

Since they filed the original petition, they moved to the current address but for 2021 they were across the street at 11125 Dunn Rd. Suite 110 St. Louis MO 63136.

They moved to the current address and will be applying for exemption for 2022 at the current address.

Per previous board approval since this doctor’s office is under the BJC umbrella no field visit was made.

The 2021 Assessed value was \$1820. No taxes due for 2021 No Vehicles

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:10:00 AM	10/26/2022	2022			C		<b>B01508932</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **PHYSICIAN GROUPS LC**

Contact: TARA RENNEKE

Property Address 1: **15838 FOUNTAIN PLAZA DR STE A**

Property Address 2: **CHESTERFIELD MO 63017**

Notes:

Field Review Memo: Field Review Completed By: Rochelle Boudhane

BJC PHYSICIANS GROUP LC BJC OUTPATIENT CENTER ELLISVILLE B01508932

15838 Fountain Plaza DR. Suite A Chesterfield, MO 63017

Spoke with Tara Renneke from BJC regarding this petition for exemption. BJC Outpatient Center is a medical office that specializes in providing a variety of services which includes radiology, imaging, lab services, primary care, OB/GYN, Orthopedics, ENT, Cardiology and Spine care. The office is open Monday thru Friday. They see patients of all ages. The office consists of 23 exam rooms. The office is staffed with 1 Nurse Practitioner, 2 Physicians and 9 additional staff members. They also have a rotating medical staff of around 20 throughout the week.

The personal property is that typically found in a doctor's office consisting of exam rooms, medical equipment, waiting room, and offices including desks, chairs, computers and printers.

They are applying for exemption for 2022 and forward.

Per previous board approval since this doctor's office is under the BJC umbrella no field visit was made.

They are new for 2022

No taxes due for 2021

No Vehicles

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:10:00 AM	10/26/2022	2022			C		<b>B01545791</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **PHYSICIAN GROUPS LC**

Contact: TARA RENNEKE

Property Address 1: **3023 N BALLAS RD STE 600 D**

Property Address 2: **ST LOUIS, MO 63131**

Notes:

Field Review Memo: Field Review Completed By: Rochelle Boudhane  
 PHYSICIANS GROUP LC BJC MEDICAL GROUP (BJCMG) HEALTH CARE GROUP FOR WOMEN  
 3023 N Ballas Rd. Suite 600D  
 St. Louis MO 63131 B01545791

Spoke with Tara Renneke from BJC regarding this petition for exemption. The Physician’s Group LC dba BJC Medical Group Health Care Group for Women is a doctor’s office that specializes in obstetrics and gynecology. The office is open Monday thru Friday. They see patients of all ages. The office consists of 9 exam rooms & 1 procedure room. The office is staffed with 3 Physician’s and 14 additional staff members. The personal property is that typically found in a doctor’s office consisting of exam rooms, medical equipment, waiting room, and offices including desks, chairs, computers and printers. They are applying for exemption for 2022 and forward. Per previous board approval since this doctor’s office is under the BJC umbrella no field visit was made. The 2022 Assessed value is \$10,000. No taxes due for 2021 No Vehicles

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:10:00 AM	10/26/2022	2022			C		<b>B01545788</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **PHYSICIAN GROUPS LC**

Contact: TARA RENNEKE

Property Address 1: **4438 TELEGRAPH RD**

Property Address 2: **ST LOUIS MO 63129**

Notes:

Field Review Memo: Field Review Completed By: Rochelle Boudhane

PHYSICIANS GROUP LC  
 BJC MEDICAL GROUP (BJCMG) Primary Care South County  
 4438 Telegraph RD  
 St. Louis MO 63129  
 B01545788

Spoke with Tara Renneke from BJC regarding this petition for exemption. The Physician’s Group LC dba BJC Medical Group Primary Care South County is a doctor’s office that specializes in general primary care. The office is open Monday thru Friday. They see patients of all ages. The office consists of 14 exam rooms. The office is staffed with 3 Physicians of which 2 are rotating and 3 additional staff members.

The personal property is that typically found in a doctor’s office consisting of exam rooms, medical equipment, waiting room, and offices including desks, chairs, computers and printers.

They are applying for exemption for 2022 and forward.

Per previous board approval since this doctor’s office is under the BJC umbrella no field visit was made.

They are new for 2022.

No taxes due for 2021

No Vehicles



Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:40:00 AM	10/26/2022	2018			C		<b>B01434688</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **HEART CARE CENTER LLC**

Contact: DOUGLAS G PLEUS

Property Address 1: **450 N NEW BALLAS RD STE 270**

Property Address 2: **ST LOUIS MO 63141**

Notes:

Field Review Memo: Field Review Completed By: Amy Henson

I met with Doug Pleus, CPA to tour this facility on 7/7/2022. Signage on the property reads Heart Health Center. The Heart Care Center is a facility that specializes in the prevention, diagnosis, and treatment of heart and vascular disease. Hours of operation are 6:30-3:00pm Monday thru Friday.

The Heart Care Center provides consultative, second opinion, preoperative, and ongoing care evaluations, plus a wide range of diagnostic testing and treatment options to treat heart and vascular disease. lab work and x-rays are conveniently offered on sight.

Revenue for the most current fiscal year is \$5,263,170. Charity Care is 3% for this facility.

There are 2 locations in the St. Louis and Farmington areas. There is a nurse's station and lobby area, 9 doctors on staff at this facility, 3 surgeons that are ASC certified, 5 treatment rooms, a lab, and large surgical procedure room that includes a full x-ray system. Personal property observed is typical for this type of facility.

Will use the attached asset listing received with the exempt petition to assess the 2022 tax year. The assessed value for tax year 2022 is \$42,720. There are no vehicles associated with this account, and no current taxes due.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:40:00 AM	10/26/2022	2019			C		<b>B01495457</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **TRI COUNTY FAMILY PRACTICE IN CARE OF ST LUKES MEDICAL GROUP**

Contact: DOUGLAS G PLEUS

Property Address 1: **17417 CHESTERFIELD AIRPORT RD**

Property Address 2: **CHESTERFIELD MO 63005**

Notes:

Field Review Memo: Field Review Completed By: Shelby Locke

ST LUKES HEALTH CORP DBA: TRI COUNTY FAMILY PRACTICE LLC DATE OF FIELD INSPECTION: 5/24/2022

17417 CHESTERFIELD AIRPORT RD, 63005 ACCOUNT #B01495457

I met with Doug Pleus, CPA to tour this facility on 5/24/2022. Tri County Family Practice who became a member of St. Luke's Health Corp. on 1/1/2019. It opted to continue operating as Tri County Family Practice to maintain its connection and recognition with the Chesterfield Valley community. It is a medical group specializing in Family Medicine. Signage on the property reads both St. Luke's Urgent Care and St. Luke's Medical Group. Hours of operation are 8-4pm, Monday thru Friday. Tri County Family Practice has a separate entrance from the urgent care center.

Tri county offers comprehensive healthcare for the entire family, treating diabetes, heart disease, osteoporosis, sports medicine, and childhood vaccinations by appointments. Patients requiring lab work or x-rays have the convenience of visiting the urgent care center next door, as these services are available there without having to travel somewhere else.

Revenue for fiscal year ending June 30, 2021 is \$447,469. Percentage of charity associated with this location is 6%.

St Luke's is requesting to be removed from the tax roll for 2019 and forward.

There are a total of eight exam rooms, four offices, a reception area and nurses/technicians' station.

Exam rooms are typical for medical physicians' offices. The Depreciation Expense Report ending 12/31/2021 was received in lieu of the 2022 Business PP Declaration. The current year assessed value is 2,870. There are no vehicles associated with this account.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:40:00 AM	10/26/2022	2014			C		<b>B00532290</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **ST LUKES URGENT CARE CENTER**

Contact: DOUGLAS PLEUS

Property Address 1: **8857 LADUE RD STE A**

Property Address 2: **ST LOUIS MO 63124**

Notes:

Field Review Memo: Field Review Completed By: Shelby Locke

I met with Doug Pleus, CPA to tour this facility on 5/24/22. The urgent care centers of St. Luke's are available 365 days per year to walk-ins, providing diagnosis and treatment for minor medical emergencies. Testing and treatment services includes COVID-19, rashes, broken bones, cuts, sprains, pregnancy, and out-patient lab & x-ray services. This center is located next door to one of their medical practice facilities, serving as an extension of the hospital. It offers convenience to patients by being within the community and eliminating the need to visit the hospital's emergency room. The Center also provides lab and x-ray services to anyone with orders from their physician.

Revenue associated with this site for fiscal year ending June 30, 2021, is \$1,315.976. Charity care is 6.7% for this center. There are 6 treatment rooms, a lab, an x-ray room, nurses/technicians station and lobby area. Personal property observed is typical for a medical office. Using the asset listing received with the exempt petition, the assessed value for tax year 2022 is 7,960. The personal property account has been updated for tax year 2022. There are no vehicles associated with this account.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:00:00 AM	10/26/2022	2021			O	\$21,912,900.00	<b>19P140020</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **BJC HEALTH SYSTEM**

Contact: **RENEE AUDET**

Property Address 1: **13001 N OUTER 40 RD**

Property Address 2: **TOWN & COUNTRY, MO 63017**

Notes: **Granted 2020 and 2021 Only 69% portion, Up for review in 22 , 2022 Review in Folder**

Field Review Memo: Field Review Completed By: **George Smith**

Per a review of the submitted information and a personal inspection of the property on June 2, 2022: the property is located at 13001 North Outer Forty (19PI40020). The site is approximately 15.7 acres. BJC's partially occupied for hospital use and also for market lease rate doctors offices. The improvements consist of a 2015 built, medical facility that has gross building areas of 139 ,980-square-feet. There are areas of support space. This building and property is designed to be use as medical and patient care and parking areas. There are also areas for administration and general offices.

This building is owned entirely by BJC Health System with a portion of the buildings being occupied by tenants. According to information submitted by representatives for the property owner, there is approximately 140,999 square feet of net rentable area. These areas are broken down to 69% of hospital use (exempt space) and 31% of leased space (non-exempt space). Per my inspection, these areas appear to be correct.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:00:00 AM	10/26/2022	2021			O		<b>190220091</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **MISSOURI BAPTIST MEDICAL CENTER**

Contact: **RENEE AUDET**

Property Address 1: **3009 N BALLAS RD**

Property Address 2: **ST LOUIS MO 63131**

Notes: **PETITION REVIEW 0% ? , 2022 Review in Folder**

Field Review Memo: Field Review Completed By: **George Smith**

Per a review of the submitted information and a personal inspection of the property in June 2, 2022: the property is located at 3009 North Ballas Road (190220091). The site is approximately 4.70 acres. Missouri Baptist partially occupied for hospital use and for market lease rate doctors offices. The improvements consist of 4 medical buildings built at various times between 1980 through 1999. These four buildings have gross building areas of approximately 315,000-square-feet. There are of support spaces and a parking garage. These buildings and property are designed and intended to be use as medical and patient care and parking areas. There are also areas for administration and general offices.

This building is owned entirely by Missouri Baptist Medical Center with a portion of the buildings being occupied by tenants. According to information submitted by representatives for the property owner, there is approximately 303,215 square feet of net rentable area. These areas are broken down into 64% of hospital use (exempt space) and 36% of leased space (non-exempt space). Per my inspection, these areas appear to be correct.

Hearing Time:    Hearing Date:    For Tax Year    Tax Status    Taxes Paid under Protest:    Type    apr\$:    Account

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10:00:00 AM    10/26/2022    2022          O       **26M510712**

Hearing Location:    **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name:    **MISSOURI BAPTIST MEDICAL CENTER**

Contact:    RENE AUDET

Property Address 1:    **3844 S LINDBERGH BLVD**

Property Address 2:    **SUNSET HILLS. MO 63127**

Notes:    **Granted 2020 and 2021 Only 63% portion, Up for review in 22, 2022 Review in Folder - Not in DB**

Field Review Memo:    Field Review Completed By:    George Smith

Per a review of the submitted information and a personal inspection of the property on June 2, 2022: the property is located at 3844 South Lindbergh (26M510712). The site is approximately 4.48 acres. Missouri Baptist Medical Center partially occupied for hospital use and also for market lease rate doctors offices. The improvements consist of a 1969 built, medical facility that has gross building areas of 57,185-square-feet. There are areas of support space. This building and property is designed to be use as medical and patient care and parking areas. There are also areas for administration and general offices. This building is owned entirely by Missouri Baptist Medical Center with a portion of the buildings being occupied by tenants. According to information submitted by representatives for the property owner, there is approximately 53,410 square feet of net rentable area. These areas are broken down to 76% of hospital use (exempt space) and 24% of leased space (non-exempt space). Per my inspection, these areas appear to be correct.

10:00:00 AM    10/26/2022    2022          C    \$6,113,400.00    **16P320726**

Hearing Location:    **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name:    **BARNES - JEWISH WEST CO HOSPITAL**

Contact:    Jennifer Seiler

Property Address 1:    **1040 N MASON RD**

Property Address 2:    **ST LOUIS MO 63141**

Notes:    **Granted 2020 and 2021 Only 68% portion, Up for review in 22 - 2021 % will continue by default unless updated.**

Field Review Memo:    Field Review Completed By:    George Smith\*

- 2021 % will continue by default unless updated.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:00:00 AM	10/26/2022	2022			C	\$4,300,000.00	<b>09F230343</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **CHRISTIAN HEALTH SERVICE DEV CORP**

Contact: Jennifer Seiler

Property Address 1: **11125 DUNN RD**

Property Address 2: **ST LOUIS MO 63136**

Notes: **Granted 2020 and 2021 Only 25% portion, Up for review in 22 - 2021 % will continue by default unless updated.**

Field Review Memo: Field Review Completed By: **ROBERT DUDDY\***

- 2021 % will continue by default unless updated.

10:30:00 AM	10/26/2022	2020			R		<b>B01454867</b>
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Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **SPIRIT OF LOVE CHURCH**

Contact: Gwenndolyn Lee

Property Address 1: **12030 NEW HALLS FERRY RD**

Property Address 2: **FLORISSANT, MO 63033**

Notes:

Field Review Memo: Field Review Completed By: **Michael Suddarth**

Spirit of Love Church is registered as a nonprofit with the MO Secretary of State. The congregation has approximately 120 persons who attend the Sunday worship gatherings either in person or remotely. In addition, Bible study is conducted on Tuesdays and choir practice on Saturdays. Occasionally, the nonprofit organization Fresh Start uses the building. There are not any paid employees. Per their 2020 annual report, revenue was \$82,577.75 and expenses were \$64,483.65. The 2022 assessed value is \$3,030. There are not any vehicles titled I the name of the organization. They moved to the site from the City of St Louis later purchasing the building April 2018

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:30:00 AM	10/26/2022	2019			R		<b>09G430047</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **SPIRIT OF LOVE CHURCH**

Contact: Gwenndolyn Lee

Property Address 1: **12030 NEW HALLS FERRY RD**

Property Address 2: **FLORISSANT, MO 63033**

Notes:

Field Review Memo: Field Review Completed By: George S. and Kathy P.

On August 30, 2022, I met with Michael Suddarth, Kathy Pusateri, and Gwenndolyn Lee Pastor of Spirit of Love Church. According to the Petition for Exemption and my inspection of the property, the subject of this petition is located at 12030 New Halls Ferry Road, Florissant, Missouri (09G430047). Spirit of Love Church occupies the entire property. The property consists of 1.45-acre site and a single-story, with a small upper level, church building with approximately 7,025 square feet and built in 1968. Originally built as a Masonic Temple, the building includes the sanctuary area, private offices, an open meeting/gathering area, storage areas, and rest rooms. The property includes vehicle parking (poor condition).

The building is occupied and utilized exclusively for these related activities. The property is used for church purposes 3-4 days a week. There are approximately 150 worshippers in the congregation.

The property was transferred from Mizpah Temple Association to Christ Temple Family Church, Inc. on April 30, 2018 (Book/Page 23004-2225 and 23004-2229) with a sale price of \$225,000. The property has been continually used as a meet place or church building since 1968 to the present

10:50:00 AM	10/26/2022	2021			E		<b>B00439383</b>
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Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **CHESTERFIELD MONTESSORI SCHOOL INC**

Contact: JENNIFER BLASULGAME

Property Address 1: **14000 LADUE RD**

Property Address 2: **CHESTERFIELD MO 63017**

Notes:

Field Review Memo: Field Review Completed By: Michael Suddarth

A field report is not necessary. The Board of Equalization granted an exemption to Chesterfield Montessori School for personal property account B00439383 at 14000 Ladue Rd. for 2011 and forward per the Board's letter dated October 10, 2012. At the time, Chesterfield Montessori School owned the personal property, but not the real estate. See the following page.



Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:50:00 AM	10/26/2022	2021			E		<b>18Q530188</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **CHESTERFIELD MONTESSORI SCHOOL**

Contact: JENNIFER BLASULGAME

Property Address 1: **14000 LADUE RD**

Property Address 2: **CHESTERFIELD MO 63017**

Notes:

Field Review Memo: Field Review Completed By: Barry Moore

The subject property contains three locators in the Parkway School District. Locator 18Q530188 located at 14000 Ladue Rd. is improved with school building known as the Chesterfield Montessori School. Locators 18Q530199 and 18Q530201 are unimproved parcels adjacent and to the east of the main parcel. They are currently not being utilized by the school other than green area surrounding the parking lot and have a combined area of 18,687 square feet. The main parcel contains 4.792 acres or 208,740 square feet. The subject is owned by Chesterfield Montessori School and is used for educational purposes. The property was inspected on September 6, 2022 by the appraiser who met with Jennifer Blasingame, Director of Finance and Operations. An interior and exterior inspection was completed for the subject. The school building was constructed in 1965 and is a single-story structure with a partial lower level. The main level contains 10,003 square feet plus the 2014 additional of a gymnasium containing 3,930 square feet. The lower level contains 7,567 square feet. The total building area is 21,500 square feet. The building contains a lobby, a reception and office area, 8 classrooms, a kitchen and a back lobby where the building can be accessed from the parking lot to the lower level. Site improvements include extensive playground areas, a tennis court, a basketball court and non-functioning swimming pool and parking areas. Chesterfield Montessori School began activities here in 1981 as a private school providing educational services to children. Currently they serve children ages 16 months through the 6th grade. The staff includes no more than 30 people. Typical hours are Monday through Friday from 8:00 am to 3:00 pm. Extended stay is offered in the morning from 7:00 am to 8:00 am and in the afternoon from 3:00 pm to 6:00 pm. The current owners had leased the building since 1981 until August 4, 2021 when they purchased the property. They are applying for exempt status as of January 1, 2021.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:50:00 AM	10/26/2022	2021			E		<b>18Q530199</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **CHESTERFIELD MONTESSORI SCHOOL**

Contact: JENNIFER BLASULGAME

Property Address 1: **13948 LADUE RD**

Property Address 2: **CHESTERFIELD MO 63017**

Notes:

Field Review Memo: Field Review Completed By: Barry Moore

The subject property contains three locators in the Parkway School District. Locator 18Q530188 located at 14000 Ladue Rd. is improved with school building known as the Chesterfield Montessori School. Locators 18Q530199 and 18Q530201 are unimproved parcels adjacent and to the east of the main parcel. They are currently not being utilized by the school other than green area surrounding the parking lot and have a combined area of 18,687 square feet. The main parcel contains 4.792 acres or 208,740 square feet. The subject is owned by Chesterfield Montessori School and is used for educational purposes. The property was inspected on September 6, 2022 by the appraiser who met with Jennifer Blasingame, Director of Finance and Operations. An interior and exterior inspection was completed for the subject. The school building was constructed in 1965 and is a single-story structure with a partial lower level. The main level contains 10,003 square feet plus the 2014 additional of a gymnasium containing 3,930 square feet. The lower level contains 7,567 square feet. The total building area is 21,500 square feet. The building contains a lobby, a reception and office area, 8 classrooms, a kitchen and a back lobby where the building can be accessed from the parking lot to the lower level.

Site improvements include

extensive playground areas, a tennis court, a basketball court and non-functioning swimming pool and parking areas. Chesterfield Montessori School began activities here in 1981 as a private school providing educational services to children. Currently they serve children ages 16 months through the 6th grade. The staff includes no more than 30 people. Typical hours are Monday through Friday from 8:00 am to 3:00 pm. Extended stay is offered in the morning from 7:00 am to 8:00 am and in the afternoon from 3:00 pm to 6:00 pm. The current owners had leased the building since 1981 until August 4, 2021 when they purchased the property. They are applying for exempt status as of January 1, 2021.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:50:00 AM	10/26/2022	2021			E		<b>18Q530201</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **CHESTERFIELD MONTESSORI SCHOOL**

Contact: JENNIFER BLASULGAME

Property Address 1: **13952 LADUE RD**

Property Address 2: **CHESTERFIELD MO 63017**

Notes:

Field Review Memo: Field Review Completed By: Barry Moore

The subject property contains three locators in the Parkway School District. Locator 18Q530188 located at 14000 Ladue Rd. is improved with school building known as the Chesterfield Montessori School. Locators 18Q530199 and 18Q530201 are unimproved parcels adjacent and to the east of the main parcel. They are currently not being utilized by the school other than green area surrounding the parking lot and have a combined area of 18,687 square feet. The main parcel contains 4.792 acres or 208,740 square feet. The subject is owned by Chesterfield Montessori School and is used for educational purposes.

The property was inspected on September 6, 2022 by the appraiser who met with Jennifer Blasingame, Director of Finance and Operations. An interior and exterior inspection was completed for the subject. The school building was constructed in 1965 and is a single-story structure with a partial lower level. The main level contains 10,003 square feet plus the 2014 additional of a gymnasium containing 3,930 square feet. The lower level contains 7,567 square feet. The total building area is 21,500 square feet. The building contains a lobby, a reception and office area, 8 classrooms, a kitchen and a back lobby where the building can be accessed from the parking lot to the lower level. Site improvements include

extensive playground areas, a tennis court, a basketball court and non-functioning swimming pool and parking areas.

Chesterfield Montessori School began activities here in 1981 as a private school providing educational services to children. Currently they serve children ages 16 months through the 6th grade. The staff includes no more than 30 people. Typical hours are Monday through Friday from 8:00 am to 3:00 pm. Extended stay is offered in the morning from 7:00 am to 8:00 am and in the afternoon from 3:00 pm to 6:00 pm. The current owners had leased the building since 1981 until August 4, 2021 when they purchased the property. They are applying for exempt status as of January 1, 2021.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
11:20:00 AM	10/26/2022	2021			C		<b>B01539869</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **EPWORTH CHILDREN & FAMILY SERVICES**

Contact: Michael Panicola

Property Address 1: **7500 NATURAL BRIDGE RD**

Property Address 2: **ST LOUIS MO 63121**

Notes:

Field Review Memo: Field Review Completed By: Michael Suddarth

Epworth Children & Family Services Inc. is registered as a nonprofit with the Missouri Secretary of State and 501(c)(3) exempted with the IRS. The dba on the signage is Epworth Food Pantry, but the name is not registered as a fictitious name with the Missouri Secretary of State. The location at 7500 Natural Bridge Rd. in Normandy is a food pantry that provides food at no charge to needy families every 3rd Saturday of the month. Currently, there are approximately 60 families being served. Only volunteers work at the site. The adjoining site owned by the organization at 7520 Natural Bridge Rd. - already tax exempted - serves as a street outreach center available to local youth, and has offices to administer their foster care program. The personal property assessed value 1-1-2022 is \$470. There are not any vehicles based at the site. They moved into the location January 6, 2020

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
11:20:00 AM	10/26/2022	2021			C		<b>14H120639</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **EPWORTH CHILDREN & FAMILY SERVICES**

Contact: Michael Panicola

Property Address 1: **7500 NATURAL BRIDGE RD**

Property Address 2: **ST LOUIS MO 63121**

Notes:

Field Review Memo: Field Review Completed By: **Brett Moore**

The subject property is located at 7500 Natural Bridge Road in Normandy, MO, locator #14H120639. The subject is a 3,960 sq. ft. 2 level brick building built in 1909. The basement level is listed as support area, and it contains the coolers for the food pantry. The main level is mainly an open area with 13ft ceiling height and is used by the owners to serve food. The second level is comprised of several offices. At the time of inspection, this floor was not utilized and was in some disrepair. The subject is owned by Epworth Children & Family Services, Inc. who purchased the property on January 6, 2020 for \$170,000. Deed Book: 23870 Page: 2591. The sale is noted as FHA sale, with Grantor and Grantee both being tax exempt entities. The previous owner was Charity Services Center. The property was inspected on July 11, 2022, by the appraiser and was met by Nalin Kulasekara, CFO of Epworth Children & Family Services, Inc. After purchasing the property in January of 2020, the owners began utilizing the facility as a food pantry shortly thereafter. Mr. Kulasekara said that there might be a plan to renovate or fix up the second level office for administrative use by the current owner. No lease is in place for the building, and it is fully occupied by Epworth Children & Family Services Inc. See attached photos for the layout of the building and exterior photo with signage on the door.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
11:40:00 AM	10/26/2022	2021			R		<b>B00378233</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **ST JOHN EVANGELICAL LUTHERAN CHURCH**

Contact: TRACY DUNN

Property Address 1: **15800 MANCHESTER RD**

Property Address 2: **ELLISVILLE MO 63011**

Notes:

Field Review Memo: Field Review Completed By: Michael Suddarth

The name of the petitioner registered as a nonprofit with the Missouri Secretary of State is St John Evangelical Lutheran Church ( UAC) Ellisville Missouri. Other related names are Pathfinder Church - Fictitious name registered with the Secretary of State 2/1/2019. St. John School - Fictitious name registered with the Secretary of State 8/2/2019. St John Church - Fictitious name registered with the Secretary of State expired 8/24/2021. St. John Lutheran Church, St. John Lutheran School - Names on IRS 501c(3) letter. St Johns Lutheran Church Name of MO title for 2006 Chevrolet truck. St Johns Evangelical Lutheran Church - Name on MO title for 3 trailers. The personal property account B00378233 at 15800 Manchester Rd. was tax exempt until the signage was changed to Pathfinder Church. The signage changed in 2019. The congregation of about 4000 persons still has worship gatherings on Sunday and various other ministry activates throughout the week. In the St John School portion of the campus approximately 200 full time students attend Kindergarten through 8th grade and 150 are in early childhood program. There is also a day care at this site. The personal property assessed value 1-1-2022 for Pathfinder Church and St John School is \$107,740 for the equipment and \$750 for the vehicles and trailers titled as aforementioned.

11:40:00 AM	10/26/2022	2021			R		<b>23T540340</b>
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Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **ST JOHN EVANGELICAL LUTHERAN CHURCH**

Contact: TRACY DUNN

Property Address 1: **15800 MANCHESTER RD**

Property Address 2: **ELLISVILLE MO 63011**

Notes: **continue exemption**

Field Review Memo: Field Review Completed By: 9/8/2022

field review for real estate is necessary in this case.

The only change is that that property owner added a d/b/a. we have confirmed that there was no change in the ownership of the real estate or the personal property.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
1:10:00 PM	10/26/2022	2019			R		11J120745

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **TBOC CHURCH**

Contact: Dr. Jarvis James

Property Address 1: **6018 NAPIER DR**

Property Address 2: **SAINT LOUIS, MO 63134**

Notes: **\*Issue with Notary and Addresses \*Group Home for Church Members needing housing, emailed Petition 3-17-20\* property not referenced, Rec. 8/4/2020**

Field Review Memo: Field Review Completed By: Wynell Landers

On August 22, 2022, I spoke with Jarvis James, Pastor of The Body of Christ Church (TBOC). TBOC was started in 2010. They have 3 locations located at 1516 East Broadway in East St. Louis, Ill, the second located at 3101 Union Blvd in St. Louis, Missouri, and the 3rd at 6508 Military Parkway in Dallas, Texas. The Body of Christ Church is a 501© (3) religious organization. TBOC’s Mission is to make disciples, while making a difference in the world spiritually and socially. Their Vision is to be a refuge and resource to Urban families leading them to Christ. They currently hold worship services at all 3 locations and virtually on Sunday at 10:00 a.m. They have a youth ministry ages 5-18 and several small group ministries. They currently have 168 members between the ages of 18-40. The church is putting potential effort into addressing families that depend on welfare. The have started a 6–8-month boot camp (the same as the Habitat for Humanity home ownership program) that the participants focus on Education, Exploration, Exposure, Excitement, and entrepreneurship. They are also taught classes on family, Marriage, Health and Nutrition, Financing, budgeting, and employment. While they are taking the boot camp classes a single-family home is being renovated by volunteers with some sweat equity from the family. Upon graduation there is a big graduation party, and the family is presented with the keys to the home. On August 4, 2020 TBOC purchased the property at 6157 Garfield Avenue for \$11,000 from WMAC 2013 LLC. The house is a 1 story aluminum/vinyl sided, ranch that has a total of 7 rooms, 2 bedrooms, 2 full baths, and partially finished basement. The house sits on approximately .1894 acres. Our records show that on December 27, 2021 TBOC sold the property for \$7,500 to GIGI Investment LLC which was a \$3,500 loss in revenue for the church. TBOC is asking for a refund of taxes that they paid during their ownership of the property 2020 and 2021. Since the property had been sold there was not inspection performed on the property.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
1:10:00 PM	10/26/2022	2019			R		11J120910

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **TBOC CHURCH**

Contact: Dr. Jarvis James

Property Address 1: **6113 AVILA DR**

Property Address 2: **SAINT LOUIS, MO 63134**

Notes: **\*Issue with Notary and Addresses \*Group Home for Church Members needing housing, emailed Petition 3-17-20\* property not referenced, Rec. 8/4/2020**

Field Review Memo: Field Review Completed By: Wynell Landers

On August 22, 2022, I spoke with Jarvis James, Pastor of The Body of Christ Church (TBOC). TBOC was started in 2010. They have 3 locations located at 1516 East Broadway in East St. Louis, Ill, the second located at 3101 Union Blvd in St. Louis, Missouri, and the 3rd at 6508 Military Parkway in Dallas, Texas. The Body of Christ Church is a 501© (3) religious organization. TBOC’s Mission is to make disciples, while making a difference in the world spiritually and socially. Their Vision is to be a refuge and resource to Urban families leading them to Christ. They currently hold worship services at all 3 locations and virtually on Sunday at 10:00 a.m. They have a youth ministry ages 5-18 and several small group ministries. They currently have 168 members between the ages of 18-40. The church is putting potential effort into addressing families that depend on welfare. The have started a 6–8-month boot camp (the same as the Habitat for Humanity home ownership program) that the participants focus on Education, Exploration, Exposure, Excitement, and entrepreneurship. They are also taught classes on family, Marriage, Health and Nutrition, Financing, budgeting, and employment. While they are taking the boot camp classes a single-family home is being renovated by volunteers with some sweat equity from the family. Upon graduation there is a big graduation party, and the family is presented with the keys to the home. On June 16, 2020 TBOC purchased the property at 6113 Avila Drive for \$15,000 from WMAC. The house is a 1 story alum/vinyl bungalow that has a total of 7 rooms, 3 bedrooms, 2 full baths, a finished basement, and a 2-car garage. The house sits on approximately .1838 acres. Currently the property is vacant, and the renovations are about 75% complete, and the family is about halfway through their classes. This process takes about 2 years to complete. These activities do not produce and income for the church. The church does receive the normal tithes, offerings and donations that are used for the upkeep and maintenance of the church and to support the program.



Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
1:10:00 PM	10/26/2022	2019			R		11K340470

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **TBOC CHURCH**

Contact: Dr. Jarvis James

Property Address 1: **6157 GARFIELD AVE**

Property Address 2: **SAINT LOUIS, MO 63134**

Notes: **\*Issue with Notary and Addresses \*Group Home for Church Members needing housing, emailed Petition 3-17-20\* property not referenced, Rec. 8/4/2020**

Field Review Memo: Field Review Completed By: Wynell Landers

On August 22, 2022, I spoke with Jarvis James, Pastor of The Body of Christ Church (TBOC). TBOC was started in 2010. They have 3 locations located at 1516 East Broadway in East St. Louis, Ill, the second located at 3101 Union Blvd in St. Louis, Missouri, and the 3rd at 6508 Military Parkway in Dallas, Texas. The Body of Christ Church is a 501© (3) religious organization. TBOC’s Mission is to make disciples, while making a difference in the world spiritually and socially. Their Vision is to be a refuge and resource to Urban families leading them to Christ. They currently hold worship services at all 3 locations and virtually on Sunday at 10:00 a.m. They have a youth ministry ages 5-18 and several small group ministries. They currently have 168 members between the ages of 18-40. The church is putting potential effort into addressing families that depend on welfare. The have started a 6–8-month boot camp (the same as the Habitat for Humanity home ownership program) that the participants focus on Education, Exploration, Exposure, Excitement, and entrepreneurship. They are also taught classes on family, Marriage, Health and Nutrition, Financing, budgeting, and employment. While they are taking the boot camp classes a single-family home is being renovated by volunteers with some sweat equity from the family. Upon graduation there is a big graduation party, and the family is presented with the keys to the home. On August 4, 2020 TBOC purchased the property at 6157 Garfield Avenue for \$11,000 from WMAC 2013 LLC. The house is a 1 story aluminum/vinyl sided, ranch that has a total of 7 rooms, 2 bedrooms, 2 full baths, and partially finished basement. The house sits on approximately .1894 acres. Our records show that on December 27, 2021 TBOC sold the property for \$7,500 to GIGI Investment LLC which was a \$3,500 loss in revenue for the church. TBOC is asking for a refund of taxes that they paid during their ownership of the property 2020 and 2021. Since the property had been sold there was not inspection performed on the property.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
1:30:00 PM	10/26/2022	2020			R		<b>B00734330</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **SISTERS OF MERCY OF THE AMERICAS MID ATLANTIC COMMUNITY INC**

Contact: **Maureen Peterson**

Property Address 1: **9523 FORMAN VIEW DR**

Property Address 2: **ST LOUIS MO 63123**

Notes: **New Car housed at different location**

Field Review Memo: Field Review Completed By: **Michael Suddarth**

The name on the petition is simply Sisters of Mercy; however, the name of the nonprofit organization as registered with the Missouri Secretary of State is: Sisters of Mercy of the Americas Mid-Atlantic Community, Inc. The abbreviated name on the Missouri title for the 2019 Honda CRV is: Sisters of Mercy Mid-Atlantic Community

The personal property account B00734330 was exempted by the Board of Equalization's decision letter dated May 18, 2018 for the prior residential location of 7548 Terri Lynn Dr. The property moved to 9523 Forman View Dr. in 2021. Sister Ann Crouse uses the vehicle for her ministry of spiritual direction and counseling at the nonprofit of McAuley Wholistic Services, Inc. at 9785 Mackenzie Rd. During the interview, it was indicated that under Roman Catholic Canon Law, Sister Crouse is not allowed to have property in her name.

Phone Interview 08-18-2022: Michael Suddarth, St. Louis County Assessor's Office with Maureen Peterson, Fleet Manager, Sisters of Mercy of the Americas.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
1:40:00 PM	10/26/2022	2021	1		R		<b>B0119218A</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **ST RAYMOND ST ELIZABETH MARONITE CATHOLIC CHURCH**

Contact: **REV. A ELIAS ZAIDAN**

Property Address 1: **1420 SAPPINGTON RD**

Property Address 2: **ST LOUIS MO 63126**

Notes: **FKA St Elizabeth Of Hungary Catholic Church**

Field Review Memo: Field Review Completed By: **Michael Suddarth**

St. Raymond-St Elizabeth Maronite Catholic Church is registered as a nonprofit with the Missouri Secretary of State. It is a parish overseen by the Eparchy of Our Lady of Lebanon of Los Angeles which is part of the Eastern Catholic Church under the Pope. The main building was formerly a church and elementary school, but now the classroom space is used only for occasional religious instruction. There are three people on staff: the priest, the administrator, and the maintenance person. The estimated annual revenue per their trial balance of 6-30-2020 was \$494,741. During the interview, it was indicated that the gym is used by other organizations for fundraising activities and as a place for musical groups to use. It was indicated that the rental income was currently approximately \$1,000 per month. The personal property estimated assessed value for 1-1-2022 is \$1,730 per their filing. There are not any vehicles titled in the name of the church. They moved into the building when it was purchased July of 2020. While the real estate is owned by the eparchy, the personal property is owned by the parish.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
1:40:00 PM	10/26/2022	2020	2		R		<b>25L410443</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **EPARCHY OF OUR LADY OF LABANON OF LOS ANGELES**

Contact: **REV. A ELIAS ZAIDAN**

Property Address 1: **1414 S SAPPINGTON RD**

Property Address 2: **ST LOUIS MO 63126**

Notes: **Main File - address also 1420**

Field Review Memo: Field Review Completed By: **Wynell Landers**

On June 27, 2022, I spoke with Father John Nahal, Pastor of St. Raymond-St. Elizabeth Maronite Catholic Church. The church is a 503© charitable religious and educational organization that is part of the Archdiocese and previously located in the City of St. Louis. On June 30,2020 the Archdiocese donated the property located at 1414 S. Sappington Road to St. Raymond-St. Elizabeth. The Archdiocese stated with the donation that the church could not sale the property for 10 years. There are 3 buildings on the property that sit on approximately 13.98 acres. The church and the school were built in 1960. In 1963 a 1 story brick ranch was built and is currently used as a rectory and is the home of one priest. In 1964 a dormitory was built that was used for a convent. It is now called the Renewal Center and used as meeting location for spiritual counseling. The Renewal Center is rented for \$1,600 a month through a contract between the Eparchy and the Archdiocese. In 1982 the gym was added to the school. In the petition it states that as a church, all of their activities whether religious, charitable, or educational contribute and are in the core of the mission of the parish community that they serve. The activities held here are as follows: Weekend Masses are Saturday 4:00 p.m. for Roman Catholics and 5:15 p.m. for Maronite Catholics. On Sunday 8 at 10 a.m. for Roman Catholics. Daily mass is Monday-Friday 8 a.m., Confession times are Saturday 3:00 p.m. - 3:45 p.m. and Sunday 9:45 a.m. – 10:15 a.m. These activities do not produce an income for the church. The church receives the normal tithes, offerings and donations that are used for the upkeep and maintenance of the church and salaries of the paid employees.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
1:40:00 PM	10/26/2022	2020	2		R		<b>25L410498</b>

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **EPARCHY OF OUR LADY OF LABANON OF LOS ANGELES**

Contact: **REV. A ELIAS ZAIDAN**

Property Address 1: **1428 S SAPPINGTON RD**

Property Address 2: **ST LOUIS MO 63126**

Notes:

Field Review Memo: Field Review Completed By: **Wynell Landers**

On June 27, 2022, I spoke with Father John Nahal, Pastor of St. Raymond-St. Elizabeth Maronite Catholic Church. The church is a 503© charitable religious and educational organization that is part of the Archdiocese and previously located in the City of St. Louis. On June 30,2020 the Archdiocese donated the property located at 1428 S. Sappington Road to St. Raymond-St. Elizabeth. The Archdiocese stated with the donation that the church could not sale the property for 10 years. This parcel is .1200 acres of vacant land. The church has no plans of building on the land or selling it. There are no current activities held on the land due to the topography. Once this parcel and the parcel at 1414 S. Sappington Road is exempt the church will combine the parcels. The current use of the property does not produce an income for the church.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
1:50:00 PM	10/26/2022	2021			R	\$55,200.00	10J120041

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **New Beginning Church of Our Lord Jesus Christ**

Contact: Alvin Williams

Property Address 1: **6625 PEPPERIDGE DR**

Property Address 2: **St. Louis, MO 63134**

Notes: **\*\*\* TAX SALE \*\*\* No received date - JC Added  
10/1/2021, Notary date 10/25/2020**

Field Review Memo: Field Review Completed By: Wynell Landers

Field Review Completed By: Wynell A. Landers

On January 18, 2022, I tried to contact Alvin Williams, Pastor of New Beginning Church of Our Lord Jesus Christ. I called the contact number listed on file and left a voice mail. I tried to contact the Pastor again on January 20, 2022 and have not gotten a return call. Alvin Williams quitclaimed New Beginning Church the property located at 6625 Pepperidge on June 6, 2014. The parcel has a house on it that sits on approximately .1956 acres. The house is a 1 story brick ranch that was built in 1955. The house has a total of 7 rooms (3 bedrooms, 1 full bath and a full basement). Pastor Williams states in his petition that at the time of the filing the house was occupied by a community family with minimal to no income. He said that the family is large and sought help from the church. He stated that these activities are in alignment with the mission of the church to be of help/assistance to the needs of families of the community. He states that this activity does not provide an income for the church. This is a charitable donation.

In researching the deed to the church, I found that the property has been sold in a tax sale on October 1, 2021, to WMAC 2014 LLC. Since I have not been able to reach Pastor Williams to schedule an inspection of the property, I can't state whether or not it is still occupied. I have attached an aerial photo of the property because it now has new ownership.

\* Tax Certificate for 2017-2020, not eligible for deed until 8/23/2022, Book 24667-407.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
2:30:00 PM	10/26/2022				1		10262022A

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **Other Business - Current Month's Record**

Contact:

Property Address 1:

Property Address 2:

Notes: **All attendees were via Avaya Virtual Meeting.**

Field Review Memo: Field Review Completed By:

- 1 - Updates.
- 2 – Prior Board Minutes
- 3 –
- 4 –
- 5 -
- 6 -
- 7 -
- 8 -
- 9 - Other Document Reviews and Records Management.
- 10-





Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
	10/26/2022				1		10262022C

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359eed598bb6a22cc6b06> or Toll-Free Phone:1-855-378-8822 Access code:810671969**

Name: **Other Business & Adjustments**

Contact:

Property Address 1:

Property Address 2:

Notes: **Upon motion made & 2nded it is resolved as follows: The BOE approves the dated adjustment of property indicated by locator numbers pursuant to the attached St Louis County MO Unit Work Record & Adjustment Form which is hereby incorporated by reference.**

Field Review Memo: Field Review Completed By:

For the Month of x 2022: Adjustments if any: ; Value Appeal: ; Bulk - Petitions, Adjustments: Exemptions,