



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Wednesday July 24, 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. Sharon Emerson, Ms. Alexa Coulton, Mr. Roger Farmer, and Ms. Melba Jackson. Also present were Herman Ruben, and Alex Blake with the Office of the Property Assessor.

III. Review and Approval of Minutes: Approval of minutes from the July 23, 2024, MBOE meeting, Motion by Melba Jackson, second by Sharon Emerson, unanimously approved.

IV. Public Comment Period

V. Appeals:

8:30 AM

RB Rivergate LLC  
Chris Boyer with The Graham Group, appeared.  
Parcel ID 026 15 0 001.00  
2125 Gallatin Pike, Madison TN 37115

Motion to change the Total value to \$11,965,020, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land value of \$5,764,700 and Improvement Value reduced to \$6,200,320. (This value is applying the Sale Ratio of 0.7143)

OP Riverview Property, LLC  
Chris Boyer with The Graham Group, appeared.  
Parcel ID 070 11 0 008.00  
545 Mainstream Dr, Nashville TN 37228

Motion to change the Total value to \$10,839,085, by Sharon Emerson, second by Melba Jackson, unanimously approved. Land value of \$2,358,400 and Improvement Value reduced to \$8,480,685. (This value is applying the Sale Ratio of 0.7143)

East Nashville LLC  
Chris Boyer with The Graham Group, appeared.  
Parcel ID 072 13 0 246.00  
1003 Douglas Ave, Nashville TN 37206

Motion to change the Total value to \$7,526,994, by Melba Jackson, second by Sharon Emerson, unanimously approved. Land value of \$3,692,000 and Improvement Value reduced to \$3,834,994. (This value is applying the Sale Ratio of 0.7143)

Hayes House Apartments, LLC  
Chris Boyer with The Graham Group, appeared.  
Parcel ID 104 12 0 073.00  
2115 Portland Ave, Nashville TN 37212

Motion to change the Total value to \$17,594,854, by Sharon Emerson, second by Alexa Coulton, unanimously approved. Land value of \$4,060,000 and Improvement Value reduced to \$13,534,854. (This value is applying the Sale Ratio of 0.7143)

Hayes House Apartments, LLC  
Chris Boyer with The Graham Group, appeared.  
Parcel ID 104 12 0 356.00  
2005 21<sup>st</sup> Ave S, Nashville TN 37212

Motion to change the Total value to \$20,654,828, by Melba Jackson, second by Sharon Emerson, unanimously approved. Land value of \$3,605,000 and Improvement Value reduced to \$17,049,828. (This value is applying the Sale Ratio of 0.7143)

2300 Berry Hill General Partnership  
Chris Boyer with The Graham Group, appeared.  
Parcel ID 105 14 0 272.00  
2300 8<sup>th</sup> Ave S, Nashville TN 37204

Motion to change the Total value to \$47,238,036, by Melba Jackson, second by Alexa Coulton, unanimously approved. Land value of \$9,311,000 and Improvement Value reduced to \$37,927,036. (This value is applying the Sale Ratio of 0.7143)

RPT Realty, LP  
Chris Boyer with The Graham Group, appeared.  
Parcel ID 142 00 0 215.00  
7657 Highway 70 S, Nashville TN 37221

Motion to change the Total value to \$9,954,659, by Sharon Emerson, second by Alexa Coulton, unanimously approved. Land value of \$3,535,200 and Improvement Value reduced to \$6,419,459. (This value is applying the Sale Ratio of 0.7143)

VI. Adjournment

Motion to adjourn by Sharon Emerson, second by Melba Jackson, unanimously approved.

Meeting adjourned 8:46 AM.

**ATTEST:**

**APPROVED:**

---

---