

## 0 E CEDAR ST, GOODLETTSVILLE, TN, 37072

retail | parcel 01913011600 | Davidson County, TN

### SUBJECT

Building size: 12,780 SF  
Units: -  
Year built:  
Last arm's-length sale: \$272,000 on 1993-04-01 (warranty)  
Assessor appraised (~~\$976,600~~):  
Land: 0.70 ac

### VALUATION CONCLUSION

**\$1,400,049**

Indicated range \$917,092 - \$1,651,303 | basis ppsf\_median | confidence 0.35 | 20 comps | scope zip

### COMPARABLE SALES (20)

| #  | Address              | Sale date  | Sale price   | Size      | Rate (SF) | Distance | Indicated (\$/SF) | Source          |
|----|----------------------|------------|--------------|-----------|-----------|----------|-------------------|-----------------|
| 1  | 842 CONFERENCE DR    | 2026-01-23 | \$1,900,000  | 17,070 SF | \$111/SF  | 0.57 mi  | \$1,422,541       | davidson_tn_cre |
| 2  | 500 S MAIN ST        | 2025-08-22 | \$1,700,000  | 6,972 SF  | \$243/SF  | 0.90 mi  | \$3,116,147       | davidson_tn_cre |
| 3  | 401 WINDSOR GREEN CT | 2023-11-03 | \$5,500,000  | 10,608 SF | \$518/SF  | 0.79 mi  | \$6,626,174       | davidson_tn_cre |
| 4  | 709 RIVERGATE PKWY   | 2023-04-10 | \$8,800,000  | 96,117 SF | \$91/SF   | 1.45 mi  | \$1,170,136       | davidson_tn_cre |
| 5  | 756 RIVERGATE PKWY   | 2021-09-07 | \$3,950,000  | 60,402 SF | \$65/SF   | 1.48 mi  | \$835,812         | davidson_tn_cre |
| 6  | 815 MEADOW LARK LN   | 2021-08-16 | \$325,000    | 2,178 SF  | \$149/SF  | 1.83 mi  | \$1,907,031       | davidson_tn_cre |
| 7  | 136 S MAIN ST        | 2021-03-30 | \$458,500    | 3,426 SF  | \$133/SF  | 0.64 mi  | \$1,710,347       | davidson_tn_cre |
| 8  | 900 CONFERENCE DR    | 2019-12-20 | \$10,100,000 | 78,916 SF | \$127/SF  | 0.28 mi  | \$1,635,584       | davidson_tn_cre |
| 9  | 203 E CEDAR ST       | 2019-04-10 | \$425,000    | 3,700 SF  | \$114/SF  | 0.42 mi  | \$1,467,910       | davidson_tn_cre |
| 10 | 720 RIVERGATE PKWY   | 2019-04-02 | \$830,000    | 7,200 SF  | \$115/SF  | 1.47 mi  | \$1,473,278       | davidson_tn_cre |

| #  | Address              | Sale date  | Sale price  | Size      | Rate (SF) | Distance | Indicated (\$/SF) | Source          |
|----|----------------------|------------|-------------|-----------|-----------|----------|-------------------|-----------------|
| 11 | 419 N MAIN ST        | 2018-04-09 | \$220,000   | 2,220 SF  | \$99/SF   | 0.60 mi  | \$1,266,498       | davidson_tn_cre |
| 12 | 102 FANNIN DR        | 2018-03-02 | \$485,000   | 4,500 SF  | \$107/SF  | 0.97 mi  | \$1,377,428       | davidson_tn_cre |
| 13 | 212 S MAIN ST        | 2017-03-31 | \$600,000   | 10,227 SF | \$58/SF   | 0.66 mi  | \$749,802         | davidson_tn_cre |
| 14 | 213 S MAIN ST        | 2014-11-04 | \$650,000   | 6,945 SF  | \$93/SF   | 0.73 mi  | \$1,196,080       | davidson_tn_cre |
| 15 | 1213 DICKERSON PIKE  | 2011-03-11 | \$1,195,563 | 9,404 SF  | \$127/SF  | 2.67 mi  | \$1,624,721       | davidson_tn_cre |
| 16 | 721 RIVERGATE PKWY   | 2006-06-28 | \$600,000   | 8,300 SF  | \$72/SF   | 1.54 mi  | \$923,866         | davidson_tn_cre |
| 17 | 508 N MAIN ST        | 2000-09-29 | \$150,000   | 3,800 SF  | \$39/SF   | 0.69 mi  | \$504,426         | davidson_tn_cre |
| 18 | 108 DEPOT ST         | 2000-02-04 | \$240,000   | 5,140 SF  | \$46/SF   | 0.57 mi  | \$596,698         | davidson_tn_cre |
| 19 | 919 CONFERENCE DR    | 1999-02-25 | \$1,067,000 | 8,028 SF  | \$132/SF  | 0.23 mi  | \$1,698,589       | davidson_tn_cre |
| 20 | 124 LONG HOLLOW PIKE | 1990-12-05 | \$160,000   | 2,280 SF  | \$70/SF   | 0.49 mi  | \$896,900         | davidson_tn_cre |

0 non-market low outlier(s) excluded by the pool-relative floor.

### METHODOLOGY & PURITY

Comparable sales are limited to VERIFIED, arm's-length, non-distressed, non-estimated recorded sales of the same property type within zip. Nominal / quitclaim / intra-family transfers, foreclosure & other distressed deeds, estimated prices, and multi-parcel deeds are excluded; 0 presumptive non-market low outlier(s) were excluded by the pool-relative floor. No qualitative (condition, location, or time) adjustments are applied - each comp's indicated value is a pure size-normalization (price per square foot) applied to the subject. The concluded value is the median of the qualified comp set's rate (an AVM, not a certified appraisal).

### EXCLUSION LOG - WHAT WE REFUSED, AND WHY

1 excluded candidate(s) in scope

| Address              | Sale date  | Sale price  | Deed type     | Reason(s)               |
|----------------------|------------|-------------|---------------|-------------------------|
| 690 OLD HICKORY BLVD | 2001-08-03 | \$3,096,986 | non_qualified | deed_type=non_qualified |

### PROVENANCE & CITATION PACK

Sources: davidson\_tn\_cre | 20 comps | retrieved 2026-08-01T20:11:40

Per-comp citations (source chain, retrieval date, confidence basis):

1. 842 CONFERENCE DR - \$1,900,000 (2026-01-23)  
source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20260210 0009908|02600010500

2. 500 S MAIN ST - \$1,700,000 (2025-08-22)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20250828 0068998|02508007900

3. 401 WINDSOR GREEN CT - \$5,500,000 (2023-11-03)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20231103 0086253|026060B02300CO

4. 709 RIVERGATE PKWY - \$8,800,000 (2023-04-10)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20230412 0026732|02613006900

5. 756 RIVERGATE PKWY - \$3,950,000 (2021-09-07)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20210910 0121535|02614003400

6. 815 MEADOW LARK LN - \$325,000 (2021-08-16)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20210819 0112366|03401004100

7. 136 S MAIN ST - \$458,500 (2021-03-30)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20210401 0043434|02601000800

8. 900 CONFERENCE DR - \$10,100,000 (2019-12-20)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20191231 0134818|02600010400

9. 203 E CEDAR ST - \$425,000 (2019-04-10)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20190412 0033477|02601009400

10. 720 RIVERGATE PKWY - \$830,000 (2019-04-02)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20190402 0029881|02614005100

11. 419 N MAIN ST - \$220,000 (2018-04-09)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20180410 0033571|01816009600

12. 102 FANNIN DR - \$485,000 (2018-03-02)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20180305 0020273|01812007600

13. 212 S MAIN ST - \$600,000 (2017-03-31)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20170406 0033721|02601001900

14. 213 S MAIN ST - \$650,000 (2014-11-04)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20141106 0102654|02504009900

15. 1213 DICKERSON PIKE - \$1,195,563 (2011-03-11)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20110311 0019641|03300003300

16. 721 RIVERGATE PKWY - \$600,000 (2006-06-28)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20060630 0078258|02613002900

17. 508 N MAIN ST - \$150,000 (2000-09-29)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20001002 0097332|01816002700

18. 108 DEPOT ST - \$240,000 (2000-02-04)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-20000211 0014241|01816011000

19. 919 CONFERENCE DR - \$1,067,000 (1999-02-25)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref

rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-00011358 0000615|02602002600

20. 124 LONG HOLLOW PIKE - \$160,000 (1990-12-05)

source davidson\_tn\_cre | retrieved 2026-08-01T20:11:40 | method county\_bulk | confidence 0.85 | raw\_ref  
rawlake://davidson\_tn\_cre/batch-c0d2b1f152a5dbfd.json#DB-00008252 0000719|02601013100