

831 WREN RD, GOODLETTSVILLE, TN, 37072

office | parcel 03401001400 | Davidson County, TN

SUBJECT

Building size: 1,254 SF
Units: 1
Year built:
Last arm's-length sale: \$54,000 on 1993-05-19 (warranty)
Assessor appraised (~~\$299,900~~):
Land: 0.49 ac

VALUATION CONCLUSION

\$213,368
Indicated range \$140,836 - \$272,519 basis ppsf_median confidence 0.40 38 comps scope zip

COMPARABLE SALES (25)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	114 N MAIN ST	2025-11-13	\$340,000	3,081 SF	\$110/SF	1.66 mi	\$138,378	davidson_tn_cre
2	303 FRANCES ST	2025-04-17	\$800,000	2,910 SF	\$274/SF	1.01 mi	\$344,737	davidson_tn_cre
3	810 MEADOW LARK LN	2024-07-15	\$475,000	1,410 SF	\$336/SF	0.20 mi	\$422,447	davidson_tn_cre
4	849 WREN RD	2023-09-28	\$440,000	1,214 SF	\$362/SF	0.20 mi	\$454,499	davidson_tn_cre
5	124 GLANCY ST	2023-07-20	\$325,000	1,300 SF	\$250/SF	0.26 mi	\$313,500	davidson_tn_cre
6	801 MEADOW LARK LN	2023-07-14	\$450,000	2,713 SF	\$165/SF	0.21 mi	\$208,000	davidson_tn_cre
7	805 MEADOW LARK LN	2023-07-07	\$575,000	1,569 SF	\$366/SF	0.15 mi	\$459,565	davidson_tn_cre
8	811 MEADOW LARK LN	2023-05-26	\$550,000	1,374 SF	\$400/SF	0.10 mi	\$501,963	davidson_tn_cre
9	824 WREN RD	2022-12-28	\$515,000	2,132 SF	\$241/SF	0.06 mi	\$302,916	davidson_tn_cre
10	835 WREN RD	2022-09-02	\$615,000	2,573 SF	\$239/SF	0.02 mi	\$299,731	davidson_tn_cre

CREVault - auditable comparable-sales intelligence

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	813 MEADOW LARK LN	2022-06-27	\$235,000	1,203 SF	\$195/SF	0.10 mi	\$244,956	davidson_tn_cre
12	118 E CEDAR ST	2022-03-14	\$330,000	1,656 SF	\$199/SF	1.65 mi	\$249,897	davidson_tn_cre
13	837 WREN RD	2022-01-10	\$340,000	1,415 SF	\$240/SF	0.04 mi	\$301,311	davidson_tn_cre
14	822 WREN RD	2021-12-17	\$600,000	3,252 SF	\$184/SF	0.09 mi	\$231,363	davidson_tn_cre
15	312 BLUEBIRD DR	2021-12-17	\$875,000	4,956 SF	\$176/SF	0.21 mi	\$221,393	davidson_tn_cre
16	100 ALLIANCE WAY	2021-10-15	\$3,800,000	37,807 SF	\$100/SF	1.18 mi	\$126,039	davidson_tn_cre
17	910 MEADOW LARK LN	2021-09-21	\$550,000	2,582 SF	\$213/SF	0.23 mi	\$267,114	davidson_tn_cre
18	304 NORTHCREEK BLVD	2021-09-15	\$2,115,000	10,620 SF	\$199/SF	1.54 mi	\$249,734	davidson_tn_cre
19	310 TWO MILE PIKE	2021-08-20	\$375,000	2,000 SF	\$187/SF	1.10 mi	\$235,125	davidson_tn_cre
20	124 TWO MILE PIKE	2021-07-16	\$379,900	2,178 SF	\$174/SF	1.50 mi	\$218,735	davidson_tn_cre
21	812 MEADOW LARK LN	2021-05-21	\$475,000	3,692 SF	\$128/SF	0.17 mi	\$161,339	davidson_tn_cre
22	116 E CEDAR ST	2021-03-04	\$315,000	1,976 SF	\$159/SF	1.65 mi	\$199,900	davidson_tn_cre
23	917 CONFERENCE DR	2020-02-26	\$975,000	7,740 SF	\$125/SF	1.56 mi	\$157,966	davidson_tn_cre
24	1209 DICKERSON PIKE	2019-02-08	\$225,000	1,104 SF	\$203/SF	1.38 mi	\$255,565	davidson_tn_cre
25	821 WREN RD	2019-01-10	\$200,000	1,274 SF	\$156/SF	0.14 mi	\$196,865	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)
340 SEVEN SPRINGS WAY	2001-08-03	\$3,096,986	non_qualified	deed_type=non_qualified

PROVENANCE & CITATION PACK

Sources: davidson_tn_cre | 25 comps | retrieved 2026-08-01T20:11:40

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

- 114 N MAIN ST - \$340,000 (2025-11-13)
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-20251117 0091228|02504002400
- 303 FRANCES ST - \$800,000 (2025-04-17)
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-20250422 0030842|02605013300
- 810 MEADOW LARK LN - \$475,000 (2024-07-15)
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-20240718 0054158|03401004400
- 849 WREN RD - \$440,000 (2023-09-28)
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-20231002 0077287|03401002300
- 124 GLANCY ST - \$325,000 (2023-07-20)
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-20230720 0056131|03401006700
- 801 MEADOW LARK LN - \$450,000 (2023-07-14)
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-20230718 0055122|02613004100
- 805 MEADOW LARK LN - \$575,000 (2023-07-07)
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-20230710 0052347|03401003600
- 811 MEADOW LARK LN - \$550,000 (2023-05-26)
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-20230530 0040533|03401003900
- 824 WREN RD - \$515,000 (2022-12-28)
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-20221230 0133986|03401003000
- 835 WREN RD - \$615,000 (2022-09-02)
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-20220919 0104233|03401001600
- 813 MEADOW LARK LN - \$235,000 (2022-06-27)
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-20220630 0075813|03401004000
- 118 E CEDAR ST - \$330,000 (2022-03-14)
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-20220318 0031741|02601008300
- 837 WREN RD - \$340,000 (2022-01-10)
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-20220114 0005864|03401001700
- 822 WREN RD - \$600,000 (2021-12-17)
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-20211229 0170958|03401003100
- 312 BLUEBIRD DR - \$875,000 (2021-12-17)

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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-20211228 0170194 03401006600												
16. 100 ALLIANCE WAY - \$3,800,000 (2021-10-15)												
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-20211026 0143605 02600011300												
17. 910 MEADOW LARK LN - \$550,000 (2021-09-21)												
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-20210923 0127867 03401006000												
18. 304 NORTHCREEK BLVD - \$2,115,000 (2021-09-15)												
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-20210917 0125101 02600015300												
19. 310 TWO MILE PIKE - \$375,000 (2021-08-20)												
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-20210824 0114075 02605013500												
20. 124 TWO MILE PIKE - \$379,900 (2021-07-16)												
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-20210727 0100665 02601010600												
21. 812 MEADOW LARK LN - \$475,000 (2021-05-21)												
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-20210526 0071328 03401004500												
22. 116 E CEDAR ST - \$315,000 (2021-03-04)												
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-20210310 0031635 02601008200												
23. 917 CONFERENCE DR - \$975,000 (2020-02-26)												
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-20200305 0024641 02602002700												
24. 1209 DICKERSON PIKE - \$225,000 (2019-02-08)												
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-20190213 0013460 03300003500												
25. 821 WREN RD - \$200,000 (2019-01-10)												
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-20190110 0002828 02613003700												