

4337 SAUNDERSVILLE RD, OLD HICKORY, TN, 37138

retail | parcel 06500001400 | Davidson County, TN

SUBJECT

Building size: 4,800 SF
Units: -
Year built:
Last arm's-length sale: \$165,000 on 1985-12-04 (warranty)
Assessor appraised (2025-07-01): \$1,077,400
Land: 1.46 ac

VALUATION CONCLUSION

\$400,848
Indicated range \$246,720 - \$976,512 basis ppsf_median confidence 0.35 17 comps scope zip

COMPARABLE SALES (18)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	2803 OLD HICKORY BLVD	2026-01-30	\$495,000	1,200 SF	\$412/SF	3.03 mi	\$1,980,000	davidson_tn_cre
2	2007 OLD HICKORY BLVD	2025-11-21	\$270,000	1,314 SF	\$205/SF	3.24 mi	\$986,304	davidson_tn_cre
3	301 BRIDGEWAY AVE	2025-09-18	\$300,000	2,784 SF	\$107/SF	5.06 mi	\$517,248	davidson_tn_cre
4	99 BRIDGEWAY AVE	2024-11-11	\$110,000	2,374 SF	\$46/SF	4.95 mi	\$222,432	davidson_tn_cre
5	1051 DONELSON AVE	2024-07-11	\$700,000	2,795 SF	\$250/SF	4.11 mi	\$1,202,160	davidson_tn_cre
6	2209 OLD HICKORY BLVD	2023-11-16	\$615,000	3,023 SF	\$203/SF	3.19 mi	\$976,512	davidson_tn_cre
7	1501 ROBINSON RD	2022-08-19	\$550,000	-	-	3.88 mi	-	davidson_tn_cre
8	1431 ROBINSON RD	2021-09-28	\$300,000	1,890 SF	\$158/SF	4.07 mi	\$761,904	davidson_tn_cre
9	4331 OLD HICKORY BLVD	2021-08-18	\$3,750,000	44,903 SF	\$83/SF	2.21 mi	\$400,848	davidson_tn_cre
10	1111 DONELSON AVE	2019-12-30	\$1,150,000	21,428 SF	\$53/SF	4.15 mi	\$257,616	davidson_tn_cre

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	1513 ROBINSON RD	2019-06-28	\$1,688,355	8,080 SF	\$208/SF	4.00 mi	\$1,002,960	davidson_tn_cre
12	107 24TH ST	2018-02-23	\$180,000	2,700 SF	\$66/SF	3.16 mi	\$320,016	davidson_tn_cre
13	210 BRIDGEWAY AVE	2016-05-20	\$66,000	1,991 SF	\$33/SF	5.07 mi	\$159,120	davidson_tn_cre
14	2811 OLD HICKORY BLVD	2015-11-20	\$275,000	2,720 SF	\$101/SF	3.00 mi	\$485,280	davidson_tn_cre
15	810 HADLEY AVE	2004-04-02	\$97,250	1,892 SF	\$51/SF	3.96 mi	\$246,720	davidson_tn_cre
16	2011 OLD HICKORY BLVD	2002-12-02	\$79,500	2,800 SF	\$28/SF	3.23 mi	\$136,272	davidson_tn_cre
17	109 24TH ST	2001-12-28	\$130,000	4,364 SF	\$29/SF	3.16 mi	\$142,992	davidson_tn_cre
18	4724 OLD HICKORY BLVD	1996-04-12	\$485,000	8,000 SF	\$60/SF	2.67 mi	\$291,024	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 | 18 comps | retrieved 2026-08-01T20:11:40

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

- 2803 OLD HICKORY BLVD - \$495,000 (2026-01-30)
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-20260209 0009107|05312009000
- 2007 OLD HICKORY BLVD - \$270,000 (2025-11-21)
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-20251125 0094162|05307010000
- 301 BRIDGEWAY AVE - \$300,000 (2025-09-18)
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-20250918 0074785|04405020500

4. 99 BRIDGEWAY AVE - \$110,000 (2024-11-11)

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-20241114 0088921|04405023000

5. 1051 DONELSON AVE - \$700,000 (2024-07-11)

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-20240718 0054255|04415043100

6. 2209 OLD HICKORY BLVD - \$615,000 (2023-11-16)

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-20231120 0090074|05307008300

7. 1501 ROBINSON RD - \$550,000 (2022-08-19)

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-20220823 0095177|05300001402

8. 1431 ROBINSON RD - \$300,000 (2021-09-28)

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-20211001 0132503|05300004300

9. 4331 OLD HICKORY BLVD - \$3,750,000 (2021-08-18)

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-20210820 0112708|06400011700

10. 1111 DONELSON AVE - \$1,150,000 (2019-12-30)

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-20191230 0134387|04415001300

11. 1513 ROBINSON RD - \$1,688,355 (2019-06-28)

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-20190708 0066385|05300001400

12. 107 24TH ST - \$180,000 (2018-02-23)

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-20180226 0017732|05308004200

13. 210 BRIDGEWAY AVE - \$66,000 (2016-05-20)

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-20160524 0051865|04405015400

14. 2811 OLD HICKORY BLVD - \$275,000 (2015-11-20)

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-20151123 0118497|05312009200

15. 810 HADLEY AVE - \$97,250 (2004-04-02)

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-20040405 0038233|04415002600

16. 2011 OLD HICKORY BLVD - \$79,500 (2002-12-02)

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-20021210 0151927|05307007200

17. 109 24TH ST - \$130,000 (2001-12-28)

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-20011231 0145066|05308004100

18. 4724 OLD HICKORY BLVD - \$485,000 (1996-04-12)

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-00010015 0000654|07509027600