

3807 CENTRAL PIKE, HERMITAGE, TN, 37076

office | parcel 08600007300 | Davidson County, TN

SUBJECT

Building size: 2,730 SF
Units: -
Year built:
Last arm's-length sale: \$112,000 on 1988-06-30 (warranty)
Assessor appraised (~~\$846,500~~):
Land: 0.65 ac

VALUATION CONCLUSION

\$503,466

Indicated range \$323,805 - \$854,326 | basis ppsf_median | confidence 0.40 | 14 comps | scope zip

COMPARABLE SALES (14)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	248 B JACKSON MEADOWS DR	2025-04-14	\$679,000	2,093 SF	\$324/SF	3.08 mi	\$885,639	davidson_tn_cre
2	3423 LEBANON PIKE	2024-11-25	\$865,000	2,552 SF	\$338/SF	1.25 mi	\$925,333	davidson_tn_cre
3	107 BONNABROOK DR	2021-11-17	\$1,920,000	6,160 SF	\$311/SF	1.36 mi	\$850,913	davidson_tn_cre
4	4730 LEBANON PIKE	2021-10-18	\$2,900,000	6,656 SF	\$435/SF	3.03 mi	\$1,189,461	davidson_tn_cre
5	5410 OLD HICKORY BLVD	2021-03-31	\$5,000,000	15,956 SF	\$313/SF	0.67 mi	\$855,472	davidson_tn_cre
6	1004 HICKORY HILL LN	2021-03-15	\$1,100,000	9,525 SF	\$115/SF	1.33 mi	\$315,287	davidson_tn_cre
7	253 JACKSON MEADOWS DR	2018-03-02	\$725,000	4,800 SF	\$151/SF	3.03 mi	\$412,339	davidson_tn_cre
8	4221 CENTRAL PIKE	2017-01-04	\$285,750	3,135 SF	\$91/SF	1.65 mi	\$248,839	davidson_tn_cre
9	3939 CENTRAL PIKE	2016-07-25	\$5,700,000	22,324 SF	\$255/SF	0.55 mi	\$697,050	davidson_tn_cre
10	220 JACKSON MEADOWS DR	2015-08-24	\$875,000	6,837 SF	\$127/SF	3.10 mi	\$349,385	davidson_tn_cre

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	244 JACKSON MEADOWS DR	2015-08-14	\$1,370,000	7,382 SF	\$185/SF	3.08 mi	\$506,660	davidson_tn_cre
12	100 BELINDA DR	2015-05-29	\$435,000	2,374 SF	\$183/SF	2.02 mi	\$500,245	davidson_tn_cre
13	401 BONNASPRING DR	2005-11-15	\$270,000	3,230 SF	\$83/SF	1.55 mi	\$228,200	davidson_tn_cre
14	5045 OLD HICKORY BLVD	2001-07-13	\$2,350,000	31,437 SF	\$74/SF	1.24 mi	\$204,067	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 | 14 comps | retrieved 2026-08-01T20:11:40

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

- 248 B JACKSON MEADOWS DR - \$679,000 (2025-04-14)
 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-20250422 0030399|064150B00200CO
- 3423 LEBANON PIKE - \$865,000 (2024-11-25)
 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-20241125 0092121|08600023300
- 107 BONNABROOK DR - \$1,920,000 (2021-11-17)
 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-20220414 0043699|08601008700
- 4730 LEBANON PIKE - \$2,900,000 (2021-10-18)
 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-20211020 0141059|06416005900
- 5410 OLD HICKORY BLVD - \$5,000,000 (2021-03-31)
 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-20210405 0043540|08600021900
- 1004 HICKORY HILL LN - \$1,100,000 (2021-03-15)
 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-20210317 0035114|08601004900

7. 253 JACKSON MEADOWS DR - \$725,000 (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 0020538|06415001200

8. 4221 CENTRAL PIKE - \$285,750 (2017-01-04)

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-20170109 0001964|08700003100

9. 3939 CENTRAL PIKE - \$5,700,000 (2016-07-25)

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-20160726 0076987|08600033300

10. 220 JACKSON MEADOWS DR - \$875,000 (2015-08-24)

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-20150827 0086830|06416004500

11. 244 JACKSON MEADOWS DR - \$1,370,000 (2015-08-14)

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-20150819 0083753|06416004100

12. 100 BELINDA DR - \$435,000 (2015-05-29)

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-20150602 0051182|07506015900

13. 401 BONNASPRING DR - \$270,000 (2005-11-15)

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-20051118 0139570|07513021301

14. 5045 OLD HICKORY BLVD - \$2,350,000 (2001-07-13)

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-20010716 0075215|07500016200