

233 OCEOLA AVE, NASHVILLE, TN, 37209

office | parcel 09114025700 | Davidson County, TN

SUBJECT

Building size: 7,980 SF
Units: -
Year built:
Last arm's-length sale: \$360,000 on 2002-01-31 (warranty)
Assessor appraised (12/20/2020): \$1,700,000
Land: 0.82 ac

VALUATION CONCLUSION

\$1,393,707
Indicated range \$773,102 - \$3,053,068 basis ppsf_median confidence 0.40 22 comps scope zip

COMPARABLE SALES (22)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	5109 GEORGIA AVE	2024-11-26	\$850,000	2,534 SF	\$335/SF	0.77 mi	\$2,676,811	davidson_tn_cre
2	2800 CLIFTON AVE	2024-10-30	\$1,900,000	3,330 SF	\$570/SF	2.45 mi	\$4,553,148	davidson_tn_cre
3	6201 CENTENNIAL BLVD	2024-06-28	\$2,585,000	7,100 SF	\$364/SF	1.42 mi	\$2,905,358	davidson_tn_cre
4	7140 CENTENNIAL PL	2023-06-29	\$6,850,000	8,600 SF	\$796/SF	2.44 mi	\$6,356,149	davidson_tn_cre
5	4308 CHARLOTTE AVE	2022-05-09	\$925,000	1,376 SF	\$672/SF	1.23 mi	\$5,364,475	davidson_tn_cre
6	4800 CHARLOTTE AVE	2021-02-25	\$1,660,000	4,270 SF	\$388/SF	0.93 mi	\$3,102,304	davidson_tn_cre
7	3507 CHARLOTTE AVE	2020-03-09	\$1,330,000	3,894 SF	\$341/SF	1.92 mi	\$2,725,569	davidson_tn_cre
8	107 WHITE BRIDGE PIKE	2018-11-15	\$585,000	1,412 SF	\$414/SF	1.02 mi	\$3,306,193	davidson_tn_cre
9	332 WHITE BRIDGE PIKE	2018-10-05	\$315,000	912 SF	\$345/SF	0.18 mi	\$2,756,212	davidson_tn_cre
10	4705 ALABAMA AVE	2018-05-02	\$475,000	3,120 SF	\$152/SF	0.99 mi	\$1,214,875	davidson_tn_cre

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	6119 CHARLOTTE PIKE	2017-10-31	\$250,000	2,148 SF	\$116/SF	0.49 mi	\$928,792	davidson_tn_cr_e
12	6014 LENOX AVE	2017-09-01	\$169,000	216 SF	\$782/SF	0.34 mi	\$6,243,631	davidson_tn_cr_e
13	5918 ROBERTSON AVE	2016-09-06	\$450,000	2,905 SF	\$154/SF	0.71 mi	\$1,236,181	davidson_tn_cr_e
14	329 54TH AVE N	2012-04-17	\$235,000	1,209 SF	\$194/SF	0.41 mi	\$1,551,152	davidson_tn_cr_e
15	408 38TH AVE N	2012-04-17	\$137,500	2,480 SF	\$55/SF	1.76 mi	\$442,411	davidson_tn_cr_e
16	649 OLD HICKORY BLVD	2007-11-30	\$550,000	8,991 SF	\$61/SF	4.24 mi	\$488,136	davidson_tn_cr_e
17	5010 INDIANA AVE	2006-10-18	\$181,000	1,407 SF	\$128/SF	0.91 mi	\$1,026,547	davidson_tn_cr_e
18	7342 CHARLOTTE PIKE	2006-04-18	\$311,000	2,154 SF	\$144/SF	4.00 mi	\$1,152,152	davidson_tn_cr_e
19	618 VERNON AVE	2005-11-18	\$225,000	2,830 SF	\$79/SF	0.84 mi	\$634,489	davidson_tn_cr_e
20	3622 REDMON ST	2005-11-14	\$600,000	23,841 SF	\$25/SF	1.94 mi	\$200,856	davidson_tn_cr_e
21	300 ORLANDO AVE	1991-08-15	\$265,000	5,204 SF	\$50/SF	0.25 mi	\$406,341	davidson_tn_cr_e
22	5604 LENOX AVE	1989-03-30	\$109,000	1,206 SF	\$90/SF	0.18 mi	\$721,232	davidson_tn_cr_e

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 | 22 comps | retrieved 2026-08-01T20:11:40

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

1. 5109 GEORGIA AVE - \$850,000 (2024-11-26)	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-20241202 0093625 09111025200													
2. 2800 CLIFTON AVE - \$1,900,000 (2024-10-30)	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-20241105 0085731 09206038000													
3. 6201 CENTENNIAL BLVD - \$2,585,000 (2024-06-28)	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-20240701 0049325 09102000900													
4. 7140 CENTENNIAL PL - \$6,850,000 (2023-06-29)	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-20230706 0051765 07900001600													
5. 4308 CHARLOTTE AVE - \$925,000 (2022-05-09)	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-20220517 0057021 09116015300													
6. 4800 CHARLOTTE AVE - \$1,660,000 (2021-02-25)	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-20210302 0026039 09115026000													
7. 3507 CHARLOTTE AVE - \$1,330,000 (2020-03-09)	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-20200311 0027343 09213006400													
8. 107 WHITE BRIDGE PIKE - \$585,000 (2018-11-15)	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-20181119 0113431 10310012900													
9. 332 WHITE BRIDGE PIKE - \$315,000 (2018-10-05)	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-20181015 0101852 10302004400													
10. 4705 ALABAMA AVE - \$475,000 (2018-05-02)	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-20180504 0042984 09111031800													
11. 6119 CHARLOTTE PIKE - \$250,000 (2017-10-31)	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-20171107 0114211 10301004300													
12. 6014 LENOX AVE - \$169,000 (2017-09-01)	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-20170914 0094011 09113034200													
13. 5918 ROBERTSON AVE - \$450,000 (2016-09-06)	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-20160913 0096199 09109004400													
14. 329 54TH AVE N - \$235,000 (2012-04-17)	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-20120418 0033218 09114023600													
15. 408 38TH AVE N - \$137,500 (2012-04-17)	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-20120425 0035434 09209018000													
16. 649 OLD HICKORY BLVD - \$550,000 (2007-11-30)	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-20071205 0141116 11400011800													
17. 5010 INDIANA AVE - \$181,000 (2006-10-18)	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-20061121 0144394 09111015600													
18. 7342 CHARLOTTE PIKE - \$311,000 (2006-04-18)	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-20060420 0045521|11400014000

19. 618 VERNON AVE - \$225,000 (2005-11-18)

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-20051118 0139844|09109002200

20. 3622 REDMON ST - \$600,000 (2005-11-14)

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-20051115 0138233|104010A00400CO

21. 300 ORLANDO AVE - \$265,000 (1991-08-15)

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-00008421 0000020|09114026200

22. 5604 LENOX AVE - \$109,000 (1989-03-30)

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-00007805 0000290|09114019100