

1100 PLAYERS CT, NASHVILLE, TN, 37211multifamily | parcel 16100022600 | Davidson County, TN
SUBJECT

Building size: 193,492 SF

Units: 258

Year built:

Last arm's-length sale: \$9,826,007 on 2000-12-22 (warranty)

Assessor appraised (2025-09-30): \$28,529,300

Land: 17.36 ac

VALUATION CONCLUSION**\$23,157,122**

Indicated range \$13,919,814 - \$34,544,126 | basis ppsf_median | confidence 0.25 | 22 comps | scope zip

COMPARABLE SALES (22)

#	Address	Sale date	Sale price	Size	Rate (unit)	Distance	Indicated (\$/unit)	Source
1	5360 EDMONDSON PIKE	2022-07-26	\$24,600,000	90 units	\$273,333/unit	0.47 mi	\$70,519,999	davidson_tn_cre
2	517 VERITAS ST	2022-06-08	\$4,450,000	24 units	\$185,416/unit	2.93 mi	\$47,837,500	davidson_tn_cre
3	15180 OLD HICKORY BLVD	2022-05-05	\$91,005,722	247 units	\$368,444/unit	1.52 mi	\$95,058,608	davidson_tn_cre
4	5646 AMALIE DR	2021-12-22	\$17,000,000	111 units	\$153,153/unit	1.36 mi	\$39,513,512	davidson_tn_cre
5	1616 BELL RD	2021-11-18	\$15,000,000	70 units	\$214,285/unit	2.66 mi	\$55,285,713	davidson_tn_cre
6	380 HARDING PL	2021-10-06	\$17,208,000	160 units	\$107,550/unit	2.73 mi	\$27,747,900	davidson_tn_cre
7	7000 HARRIS HILLS LN	2021-09-14	\$71,000,000	248 units	\$286,290/unit	3.60 mi	\$73,862,902	davidson_tn_cre
8	5833 NOLENSVILLE PIKE	2021-07-16	\$3,400,000	100 units	\$34,000/unit	2.11 mi	\$8,772,000	davidson_tn_cre
9	455 SWISS AVE	2021-06-10	\$9,800,000	84 units	\$116,666/unit	1.85 mi	\$30,100,000	davidson_tn_cre
10	499 SWISS AVE	2021-06-08	\$3,700,000	32 units	\$115,625/unit	1.91 mi	\$29,831,250	davidson_tn_cre

#	Address	Sale date	Sale price	Size	Rate (unit)	Distance	Indicated (\$/unit)	Source
11	94 ANTIOCH PIKE	2020-03-25	\$31,700,000	220 units	\$144,090/unit	3.55 mi	\$37,175,454	davidson_tn_cr_e
12	121 HICKORY TRACE DR	2019-05-30	\$39,500,000	320 units	\$123,437/unit	1.69 mi	\$31,846,875	davidson_tn_cr_e
13	500 HICKORYVIEW DR	2018-02-13	\$14,400,000	120 units	\$120,000/unit	1.65 mi	\$30,960,000	davidson_tn_cr_e
14	4960 EDMONDSON PIKE	2016-01-14	\$12,000,000	180 units	\$66,666/unit	1.56 mi	\$17,200,000	davidson_tn_cr_e
15	8036 BIENVILLE DR	2015-12-21	\$27,633,000	183 units	\$151,000/unit	3.01 mi	\$38,958,000	davidson_tn_cr_e
16	6900 LENOX VILLAGE DR	2015-12-21	\$45,982,000	279 units	\$164,810/unit	2.84 mi	\$42,520,990	davidson_tn_cr_e
17	5099 LINBAR DR	2015-07-10	\$13,510,000	200 units	\$67,550/unit	3.12 mi	\$17,427,900	davidson_tn_cr_e
18	4601 PACKARD DR	2014-08-15	\$8,800,000	222 units	\$39,639/unit	3.18 mi	\$10,227,027	davidson_tn_cr_e
19	383 HAYWOOD LN	2008-04-29	\$1,292,465	50 units	\$25,849/unit	1.86 mi	\$6,669,119	davidson_tn_cr_e
20	370 OAKLEY DR	2004-06-01	\$28,000,000	360 units	\$77,777/unit	0.12 mi	\$20,066,667	davidson_tn_cr_e
21	1 DERBY TRCE	1994-07-31	\$11,750,000	286 units	\$41,083/unit	0.87 mi	\$10,599,651	davidson_tn_cr_e
22	100 KNOLLS PL	1992-01-03	\$5,011,000	290 units	\$17,279/unit	1.86 mi	\$4,458,061	davidson_tn_cr_e

1 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; 1 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 unit) 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

2 excluded candidate(s) in scope

Address	Sale date	Sale price	Deed type	Reason(s)
331 PLUS PARK BLVD	2001-09-28	\$2,057,500	non_qualified	deed_type=non_qualified
331 PLUS PARK BLVD	2001-09-28	\$2,057,500	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. 5360 EDMONDSON PIKE - \$24,600,000 (2022-07-26)
 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-20220727 0085687|16100005000
2. 517 VERITAS ST - \$4,450,000 (2022-06-08)
 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-20220610 0066163|13305004400
3. 15180 OLD HICKORY BLVD - \$91,005,722 (2022-05-05)
 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-20220705 0076942|16100007900
4. 5646 AMALIE DR - \$17,000,000 (2021-12-22)
 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-20220113 0004732|16100013400
5. 1616 BELL RD - \$15,000,000 (2021-11-18)
 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-20211201 0158802|16200030200
6. 380 HARDING PL - \$17,208,000 (2021-10-06)
 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-20211011 0136666|13316021000
7. 7000 HARRIS HILLS LN - \$71,000,000 (2021-09-14)
 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-20210917 0125205|162150A00200CO
8. 5833 NOLENSVILLE PIKE - \$3,400,000 (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-20210720 0097300|16100009500
9. 455 SWISS AVE - \$9,800,000 (2021-06-10)
 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-20210614 0079817|16100028300
10. 499 SWISS AVE - \$3,700,000 (2021-06-08)
 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-20210614 0079818|16100028400
11. 94 ANTIOCH PIKE - \$31,700,000 (2020-03-25)
 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-20200331 0034630|13300012100
12. 121 HICKORY TRACE DR - \$39,500,000 (2019-05-30)
 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-20190603 0052621|16100016900
13. 500 HICKORYVIEW DR - \$14,400,000 (2018-02-13)
 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-20180223 0017263|16100020600
14. 4960 EDMONDSON PIKE - \$12,000,000 (2016-01-14)
 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-20160125 0006961|14707002100
15. 8036 BIENVILLE DR - \$27,633,000 (2015-12-21)
 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-20151223 0129204|17200025700
16. 6900 LENOX VILLAGE DR - \$45,982,000 (2015-12-21)
 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-20151223 0129212|17212010600
17. 5099 LINBAR DR - \$13,510,000 (2015-07-10)
 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-20150715 0068947|14800016200

18. 4601 PACKARD DR - \$8,800,000 (2014-08-15)

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-20140819 0075121|14800015000

19. 383 HAYWOOD LN - \$1,292,465 (2008-04-29)

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-20080430 0043954|14712007000

20. 370 OAKLEY DR - \$28,000,000 (2004-06-01)

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-20040602 0064549|16100022400

21. 1 DERBY TRCE - \$11,750,000 (1994-07-31)

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-00009423 0000595|16100005700

22. 100 KNOLLS PL - \$5,011,000 (1992-01-03)

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-00008523 0000083|16100014700