
COMMERCIAL RESTRICTED APPRAISAL REPORT

OF: Commercial Land Located at;
N Mt Juliet RD and E Caldwell Street
Mt Juliet, Tn 37122
Wilson County Tax Map 0721 Gouup A Parcels
022.00, 019.00, 018.00 and 017.00

PREPARED FOR:

The City of Mt Juliet

PREPARED BY:

Thomas Wendell Ethridge
CERTIFIED GENERAL APPRAISER TN-407



May 3, 2024

GREAT AMERICAN LLC

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GREAT AMERICAN, LLC
THOMAS WENDELL ETHRIDGE, DBA

Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed.

In this appraisal, one approaches to value was displayed. Each approach has been considered separately and comparatively with each other.

Value Indications

The Land AS If Vacant, No cost to cure is applied since the current use is a interim use.

The Land.....	\$4,740,000
Cost Approach.	Not Displayed
Income Approach	Not Displayed

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Cost Approach

The cost approach is considered and discounted and is not considered necessary to the assignment.

Income Approach

The income approach is a reliable indicator of value for income producing properties and is considered not supportive and is discounted.

Sales Comparison Approach

The sales comparison approach is displayed and given credibility and considered supportive of the final value, due to data available.

Prospective Market Value:

The opinion of Market Value of the subject property "AS IS" condition:

Based on the data and analyses developed in this appraisal, we have reconciled to a value estimate of \$4,740,000.00 subject to the Limiting Conditions and Assumptions of this appraisal.