

MINI PROPERTY REPORT

# 1617 Old Hillsboro Rd, Franklin, TN 37069



*Do not let this historic gem that exudes the feeling of home pass you by!*

Presented by

**Frank Baugh |  
Realtor, and Principal Auctioneer, #2435**

Tennessee NMLS License: 229476

Tennessee Other License: Auctioneer #2435

**ADARO**  
Realty.com

 **Hammerman**  
SINCE 1947 *Dallas, Texas and Auctions Team*

Work: (615) 376-1688 | Mobile: (615) 347-4705

Main: [frank@ffbaugh.com](mailto:frank@ffbaugh.com)

Broker: [adarorealty.com](http://adarorealty.com) | Agent: [ffbaugh.com](http://ffbaugh.com)

**Adaro Realty, Brentwood, TN**

1187 Old Hickory Blvd.

Suite 125

Brentwood, TN 37027

# 1617 Old Hillsboro Rd, Franklin, TN 37069



Legend: Subject Property

● Active · Active: 3/3/2022

## List Price

**\$1,550,000**

Active Date: 3/3/2022  
Listing ID: 2362207

## Current Estimated Value

**\$1,603,280**

Last RVM® Update: 4/26/2022

RVM® Est. Range: \$1.56M – \$1.65M

RVM® Confidence: ★★★★★

➔ RVM® Change - Last 1 Month: –

➔ RVM® Change - Last 12 Months: –

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

## Home Facts

### Public Remarks

You can own real history in pristine condition, preserved rather than renovated. Incredible "landmark" plus red hay barn! This residence exudes "home" and character as demonstrated by multiple music videos, TV Specials, and commercials shot in and outside this residence. Why? It reminds and preserves a simpler time and way of life. Simple and quite livable as it is, or ready for thoughtful redecoration. A one-of-a-kind historic location in Williamson County of which there are few remaining. Do not miss the chance to own this fine historic home and location the focal point of one of Williamson County's finer areas to call "home." It is still making history and will continue to do so as the community focal point. Shown by appointment only with 24-hour notice preferred.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	Single Family	-
Property Subtype	Single Family Residential	Site Built	-
Bedrooms	-	3	3
Total Baths	-	3	3
Full Baths	-	3	3
Partial Baths	-	-	-
Living Area (sq ft)	2,066	2,532	2,450
Lot Size	3.41 acres	3.41 acres	-
Lot Dimensions	3.410 AC	-	-
Year Built	1900	1900	-
Roofing	Asphalt	Asphalt	-
Heating	Central	-	-
Cooling	Yes	-	-
Fireplaces	1	3	-
Basement	No Basement	Crawl, None	-
Foundation	Crawl/Raised	-	-
Exterior Walls	Siding (Alum/Vinyl)	Hardboard	-
Number of Stories	2+A	1.5 Story	-

### Homeowner Facts

Owner Name (Public)	Lynch Trust
Mailing Address	1617 Old Hillsboro Rd Franklin TN 37069-4744
Vesting	Trust/Trustee/Conservator
Owner Occupied	Yes

## Extended Home Facts



Legend: Subject Property

### Interior Features

<b>Appliance</b>	Dishwasher, Dryer, Grill, Refrigerator, Washer
<b>Basement</b>	Crawl, None
<b>Floor</b>	Wood - Finished
<b>General</b>	Storage, Wood Burning Fireplace

### Exterior Features

<b>Fence</b>	Front Yard
<b>Patio</b>	Covered Porch, Deck
<b>Roof</b>	Asphalt
<b>Sewer</b>	Septic Tank
<b>Levels</b>	1.5 Story
<b>Water</b>	City Water
<b>General</b>	Barn/Stable, Gas Grill, Storage Buildings
<b>Lot Size Features</b>	Level

### Location Details

<b>Directions to Property</b>	From Nashville take Hillsboro Rd. (Hwy 431) south to Old Hillsboro Road, turn right into the property on the left. OR from Franklin Take New Hwy 96 west to Old Hillsboro Road, turn right to the property on the right.
<b>Subdivision</b>	Hillsboro Cove Llc

# Neighborhood: Housing Stats and Charts

	37069	Franklin	Williamson County	Tennessee	USA
Median Estimated Home Value	\$827K	\$772K	\$783K	\$318K	\$326K
Estimated Home Value 12-Month Change	+43.1%	+42.1%	+42.7%	+29%	+27.7%
Median List Price	\$869K	\$890K	\$875K	\$322K	\$145K
List Price 1-Month Change	-11.6%	+4.2%	+2.6%	+3.8%	+5.1%
List Price 12-Month Change	+2.2%	+34.1%	+30.5%	+19.3%	+4.3%
Median Home Age	31	28	25	41	42
Own	91%	66%	81%	66%	64%
Rent	9%	34%	19%	34%	36%
\$ Value of All Buildings for which Permits Were Issued	-	-	\$956M	\$9.21B	\$307B
% Change in Permits for All Buildings	-	-	0%	+12%	+13%
% Change in \$ Value for All Buildings	-	-	+10%	+17%	+10%

## Median Sales Price vs. Sales Volume

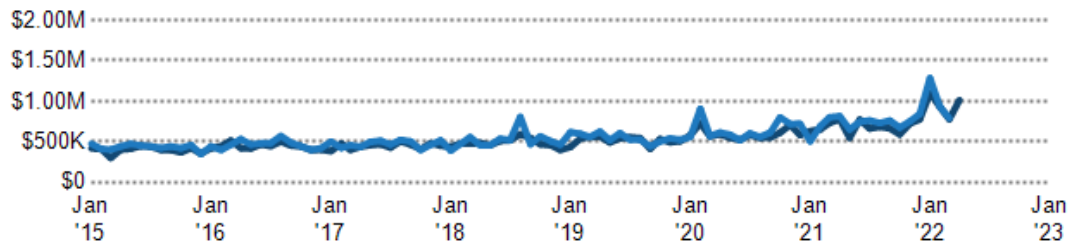
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

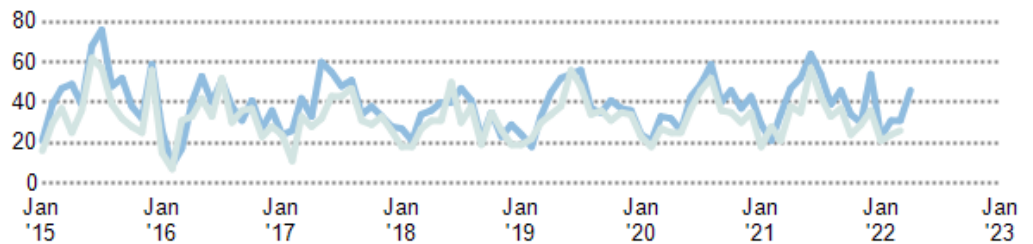
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



### Median Listing Price vs. Listing Volume

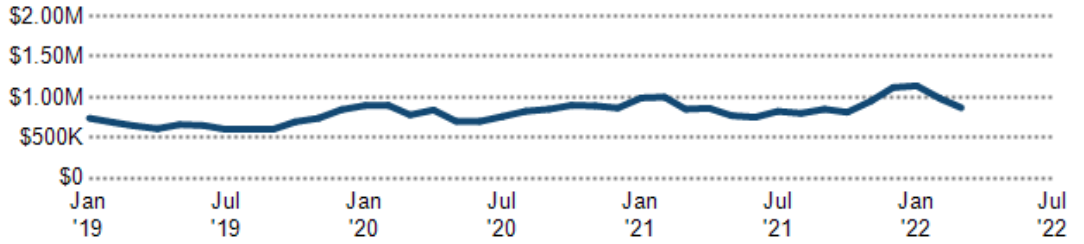
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume

