

1011 GALLATIN PIKE, MADISON, TN, 37115

office | parcel 05108017900 | Davidson County, TN
SUBJECT

Building size: 5,030 SF
Units: -
Year built:
Last arm's-length sale: \$200,000 on 2001-03-02 (warranty)
Assessor appraised (~~\$881,500~~):
Land: 0.32 ac

VALUATION CONCLUSION

\$488,614
Indicated range \$319,706 - \$868,681 basis ppsf_median confidence 0.40 28 comps scope zip

COMPARABLE SALES (25)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	320 HOSPITAL DR	2025-12-10	\$750,000	3,515 SF	\$213/SF	1.90 mi	\$1,073,251	davidson_tn_cre
2	705 GALLATIN PIKE	2024-12-20	\$1,600,000	16,669 SF	\$95/SF	1.44 mi	\$482,829	davidson_tn_cre
3	1221 BRIARVILLE RD	2024-10-03	\$1,400,000	6,846 SF	\$204/SF	1.03 mi	\$1,028,635	davidson_tn_cre
4	130 EMMITT AVE	2024-06-24	\$330,000	2,672 SF	\$123/SF	0.18 mi	\$621,205	davidson_tn_cre
5	112 MADISON ST	2023-09-15	\$425,000	3,672 SF	\$115/SF	0.61 mi	\$582,172	davidson_tn_cre
6	108 ODETTE ST	2023-02-28	\$875,000	2,768 SF	\$316/SF	2.14 mi	\$1,590,033	davidson_tn_cre
7	109 DULING AVE	2022-08-02	\$335,000	1,273 SF	\$263/SF	1.15 mi	\$1,323,694	davidson_tn_cre
8	111 SHAKESPEARE AVE	2021-08-06	\$300,000	814 SF	\$368/SF	2.58 mi	\$1,853,806	davidson_tn_cre
9	113 CUMBERLAND AVE	2021-06-22	\$1,400,000	16,678 SF	\$83/SF	1.29 mi	\$422,218	davidson_tn_cre
10	136 HICKORY ST	2021-05-27	\$435,000	11,520 SF	\$37/SF	0.73 mi	\$189,932	davidson_tn_cre

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	801 OLD HICKORY BLVD	2021-04-16	\$2,500,000	13,500 SF	\$185/SF	1.64 mi	\$931,505	davidson_tn_cre
12	370 CUMBERLAND WAY	2020-12-29	\$2,100,000	17,424 SF	\$120/SF	1.98 mi	\$606,215	davidson_tn_cre
13	529 MYATT DR	2020-11-19	\$950,000	10,080 SF	\$94/SF	2.59 mi	\$474,077	davidson_tn_cre
14	228 OLD HICKORY BLVD	2019-12-30	\$150,000	890 SF	\$168/SF	0.93 mi	\$847,756	davidson_tn_cre
15	106 MONTAGUE WAY	2019-02-01	\$255,000	2,260 SF	\$112/SF	0.21 mi	\$567,534	davidson_tn_cre
16	1202 CORELAND DR	2017-08-21	\$190,000	2,413 SF	\$78/SF	0.24 mi	\$396,062	davidson_tn_cre
17	1205 S GRAYCROFT AVE	2017-04-25	\$310,000	1,662 SF	\$186/SF	0.91 mi	\$938,195	davidson_tn_cre
18	120 HARRIS ST	2017-01-13	\$80,000	814 SF	\$98/SF	0.60 mi	\$494,348	davidson_tn_cre
19	223 WOODRUFF ST	2012-12-18	\$85,000	1,663 SF	\$51/SF	0.68 mi	\$257,083	davidson_tn_cre
20	1994 GALLATIN PIKE	2009-06-01	\$1,200,000	24,495 SF	\$48/SF	3.54 mi	\$246,419	davidson_tn_cre
21	146 HARRIS ST	2006-08-01	\$82,000	1,498 SF	\$54/SF	0.64 mi	\$275,342	davidson_tn_cre
22	601 W DUE WEST AVE	2005-11-15	\$760,000	7,090 SF	\$107/SF	0.94 mi	\$539,165	davidson_tn_cre
23	301 OLD HICKORY BLVD	2004-07-30	\$105,000	1,572 SF	\$66/SF	1.07 mi	\$335,953	davidson_tn_cre
24	846 E MEADE AVE	2001-04-13	\$169,000	3,125 SF	\$54/SF	0.21 mi	\$272,022	davidson_tn_cre
25	200 MADISON ST	2000-12-27	\$133,000	2,000 SF	\$66/SF	0.60 mi	\$334,495	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 | 25 comps | retrieved 2026-08-01T20:11:40

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

1. 320 HOSPITAL DR - \$750,000 (2025-12-10)
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-20251211 0098744|05203019200
2. 705 GALLATIN PIKE - \$1,600,000 (2024-12-20)
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-20241226 0099347|04305003700
3. 1221 BRIARVILLE RD - \$1,400,000 (2024-10-03)
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-20241007 0077594|05110000300
4. 130 EMMITT AVE - \$330,000 (2024-06-24)
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-20240625 0047429|05108005700
5. 112 MADISON ST - \$425,000 (2023-09-15)
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-20230920 0074035|04216017000
6. 108 ODETTE ST - \$875,000 (2023-02-28)
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-20230307 0016191|03413017300
7. 109 DULING AVE - \$335,000 (2022-08-02)
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-20220803 0088526|04309025800
8. 111 SHAKESPEARE AVE - \$300,000 (2021-08-06)
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-20210809 0107163|03409009000
9. 113 CUMBERLAND AVE - \$1,400,000 (2021-06-22)
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-20210623 0085002|04309008700
10. 136 HICKORY ST - \$435,000 (2021-05-27)
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-20210601 0073406|04313024500
11. 801 OLD HICKORY BLVD - \$2,500,000 (2021-04-16)
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-20210419 0051778|04314002600
12. 370 CUMBERLAND WAY - \$2,100,000 (2020-12-29)
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-20210104 0000540|05203019000
13. 529 MYATT DR - \$950,000 (2020-11-19)
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-20201207 0141693|03415003400
14. 228 OLD HICKORY BLVD - \$150,000 (2019-12-30)
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-20191230 0134552|04313005400
15. 106 MONTAGUE WAY - \$255,000 (2019-02-01)

CREVault - auditable comparable-sales intelligence

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-20190204 0010182 05108014900												
16. 1202 CORELAND DR - \$190,000 (2017-08-21)												
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-20170822 0086177 05108015000												
17. 1205 S GRAYCROFT AVE - \$310,000 (2017-04-25)												
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-20170428 0041966 05106003700												
18. 120 HARRIS ST - \$80,000 (2017-01-13)												
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-20170118 0005503 04313025500												
19. 223 WOODRUFF ST - \$85,000 (2012-12-18)												
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-20121219 0117060 04216018100												
20. 1994 GALLATIN PIKE - \$1,200,000 (2009-06-01)												
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-20090604 0051684 03402006800												
21. 146 HARRIS ST - \$82,000 (2006-08-01)												
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-20060824 0104513 05201002000												
22. 601 W DUE WEST AVE - \$760,000 (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-20051121 0140314 05106003100												
23. 301 OLD HICKORY BLVD - \$105,000 (2004-07-30)												
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-20040804 0093860 04313001300												
24. 846 E MEADE AVE - \$169,000 (2001-04-13)												
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-20010504 0045947 05104014100												
25. 200 MADISON ST - \$133,000 (2000-12-27)												
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-20001228 0127047 04216017100												