

4009 GALLATIN PIKE, NASHVILLE, TN, 37216

office | parcel 06111015900 | Davidson County, TN

SUBJECT

Building size: 3,618 SF
Units: -
Year built:
Last arm's-length sale: \$100,000 on 1990-12-19 (warranty)
Assessor appraised (2024-09-01): \$1,430,400
Land: 0.48 ac

VALUATION CONCLUSION

\$464,153
Indicated range \$331,047 - \$1,090,682 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	1049 E TRINITY LN	2026-01-22	\$415,000	1,127 SF	\$368/SF	1.38 mi	\$1,332,256	davidson_tn_cre
2	4205 GALLATIN PIKE	2024-10-17	\$1,450,000	4,276 SF	\$339/SF	0.30 mi	\$1,226,863	davidson_tn_cre
3	625 HART LN	2023-09-11	\$1,200,000	9,714 SF	\$123/SF	0.85 mi	\$446,931	davidson_tn_cre
4	4602 GALLATIN PIKE	2022-09-09	\$800,000	1,320 SF	\$606/SF	0.63 mi	\$2,192,725	davidson_tn_cre
5	3831 GALLATIN PIKE	2022-03-24	\$1,100,500	3,117 SF	\$353/SF	0.32 mi	\$1,277,371	davidson_tn_cre
6	1102 MCALPINE AVE	2021-08-23	\$470,000	1,552 SF	\$302/SF	0.07 mi	\$1,095,675	davidson_tn_cre
7	3926 GALLATIN PIKE	2021-08-13	\$858,000	6,489 SF	\$132/SF	0.17 mi	\$478,371	davidson_tn_cre
8	1080 E TRINITY LN	2020-05-12	\$440,000	1,480 SF	\$297/SF	1.37 mi	\$1,075,631	davidson_tn_cre
9	711 HART LN	2020-02-11	\$915,000	8,051 SF	\$113/SF	0.77 mi	\$411,185	davidson_tn_cre
10	4703 GALLATIN PIKE	2020-01-03	\$300,000	1,352 SF	\$221/SF	0.71 mi	\$802,798	davidson_tn_cre

CREVault - auditable comparable-sales intelligence

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	1301 MCGAVOCK PIKE	2019-10-25	\$500,000	1,440 SF	\$347/SF	1.12 mi	\$1,256,241	davidson_tn_cre
12	3925 GALLATIN PIKE	2016-02-16	\$285,000	2,016 SF	\$141/SF	0.17 mi	\$511,476	davidson_tn_cre
13	2621 GALLATIN PIKE	2015-08-03	\$330,000	2,040 SF	\$161/SF	1.71 mi	\$585,247	davidson_tn_cre
14	2623 GALLATIN PIKE	2014-01-06	\$157,000	1,266 SF	\$124/SF	1.70 mi	\$448,668	davidson_tn_cre
15	4307 GALLATIN PIKE	2013-10-16	\$110,000	2,138 SF	\$51/SF	0.43 mi	\$186,146	davidson_tn_cre
16	3904 GALLATIN PIKE	2013-09-26	\$350,000	6,120 SF	\$57/SF	0.32 mi	\$206,913	davidson_tn_cre
17	4803 GALLATIN PIKE	2012-11-06	\$125,000	2,000 SF	\$62/SF	0.78 mi	\$226,125	davidson_tn_cre
18	3908 GALLATIN PIKE	2011-10-04	\$134,000	1,290 SF	\$103/SF	0.30 mi	\$375,837	davidson_tn_cre
19	617 BEN ALLEN RD	2011-06-06	\$97,000	780 SF	\$124/SF	0.88 mi	\$449,934	davidson_tn_cre
20	4209 GALLATIN PIKE	2010-02-16	\$217,000	3,019 SF	\$71/SF	0.33 mi	\$260,061	davidson_tn_cre
21	1059 E TRINITY LN	2008-09-15	\$75,000	1,319 SF	\$56/SF	1.37 mi	\$205,719	davidson_tn_cre
22	1023 E TRINITY LN	2000-10-31	\$65,000	744 SF	\$87/SF	1.45 mi	\$316,104	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 | 22 comps | retrieved 2026-08-01T20:11:40

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

1. 1049 E TRINITY LN - \$415,000 (2026-01-22)	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-20260123 0006086 07206018900													
2. 4205 GALLATIN PIKE - \$1,450,000 (2024-10-17)	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-20241022 0082107 06111008500													
3. 625 HART LN - \$1,200,000 (2023-09-11)	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-20230912 0071409 06113000100													
4. 4602 GALLATIN PIKE - \$800,000 (2022-09-09)	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-20220909 0101296 06107008600													
5. 3831 GALLATIN PIKE - \$1,100,500 (2022-03-24)	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-20220328 0035704 06115031000													
6. 1102 MCALPINE AVE - \$470,000 (2021-08-23)	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-20210826 0115253 06111028700													
7. 3926 GALLATIN PIKE - \$858,000 (2021-08-13)	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-20210818 0111542 06115022800													
8. 1080 E TRINITY LN - \$440,000 (2020-05-12)	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-20200518 0051169 07206022900													
9. 711 HART LN - \$915,000 (2020-02-11)	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-20200218 0017988 06114001000													
10. 4703 GALLATIN PIKE - \$300,000 (2020-01-03)	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-20200107 0001799 06107004500													
11. 1301 MCGAVOCK PIKE - \$500,000 (2019-10-25)	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-20191029 0110725 07207013500													
12. 3925 GALLATIN PIKE - \$285,000 (2016-02-16)	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-20160217 0015200 06115005700													
13. 2621 GALLATIN PIKE - \$330,000 (2015-08-03)	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-20150805 0077952 07210010800													
14. 2623 GALLATIN PIKE - \$157,000 (2014-01-06)	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-20140107 0001611 07210010700													
15. 4307 GALLATIN PIKE - \$110,000 (2013-10-16)	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-20131021 0109839 06107024400													
16. 3904 GALLATIN PIKE - \$350,000 (2013-09-26)	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-20131008 0105615 06115032800													
17. 4803 GALLATIN PIKE - \$125,000 (2012-11-06)	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-20121113 0104399 06103014400													
18. 3908 GALLATIN PIKE - \$134,000 (2011-10-04)	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-20111007 0078153|06115033200

19. 617 BEN ALLEN RD - \$97,000 (2011-06-06)

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-20110616 0046077|06100002409

20. 4209 GALLATIN PIKE - \$217,000 (2010-02-16)

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-20100222 0013200|06107027300

21. 1059 E TRINITY LN - \$75,000 (2008-09-15)

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-20080922 0096252|07206018400

22. 1023 E TRINITY LN - \$65,000 (2000-10-31)

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-20001102 0108960|07205010100