

240 VENTURE CIR, NASHVILLE, TN, 37228

office | parcel 07016001000 | Davidson County, TN

SUBJECT

Building size: 19,540 SF

Units: -

Year built:

Last arm's-length sale \$1,200,000 on 1996-05-30 (warranty)

Assessor appraised (\$5,643,500)

Land: 1.40 ac

VALUATION CONCLUSION**\$3,420,867**

Indicated range \$2,215,836 - \$4,353,707 | basis ppsf_median | confidence 0.40 | 10 comps | scope zip

COMPARABLE SALES (10)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	621 MAINSTREAM DR	2023-07-14	\$16,150,000	52,917 SF	\$305/SF	1.19 mi	\$5,963,412	davidson_tn_cre
2	237 FRENCH LANDING DR	2022-09-30	\$2,163,000	9,434 SF	\$229/SF	0.12 mi	\$4,480,131	davidson_tn_cre
3	210 ATHENS WAY	2022-08-09	\$32,250,000	158,560 SF	\$203/SF	0.20 mi	\$3,974,240	davidson_tn_cre
4	131 FRENCH LANDING DR	2022-07-15	\$3,800,000	15,872 SF	\$239/SF	0.36 mi	\$4,678,266	davidson_tn_cre
5	200 ATHENS WAY	2019-04-24	\$36,000,000	246,151 SF	\$146/SF	0.16 mi	\$2,857,725	davidson_tn_cre
6	227 FRENCH LANDING DR	2019-02-26	\$22,350,000	110,919 SF	\$201/SF	0.18 mi	\$3,937,310	davidson_tn_cre
7	260 CUMBERLAND BND	2012-03-01	\$1,535,000	14,983 SF	\$102/SF	0.32 mi	\$2,001,873	davidson_tn_cre
8	250 CUMBERLAND BND	2012-03-01	\$165,000	13,452 SF	\$12/SF	0.35 mi	\$239,755	davidson_tn_cre
9	245 FRENCH LANDING DR	2007-08-10	\$1,600,000	10,764 SF	\$148/SF	0.09 mi	\$2,904,425	davidson_tn_cre
10	555 GREAT CIRCLE RD	2002-12-05	\$1,060,000	39,365 SF	\$26/SF	0.72 mi	\$526,212	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 | 10 comps | retrieved 2026-08-01T20:11:40

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

- 621 MAINSTREAM DR - \$16,150,000 (2023-07-14)
 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-20230714 0054302|07010001400
- 237 FRENCH LANDING DR - \$2,163,000 (2022-09-30)
 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-20220930 0108188|07016000300
- 210 ATHENS WAY - \$32,250,000 (2022-08-09)
 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-20220818 0093815|07016002100
- 131 FRENCH LANDING DR - \$3,800,000 (2022-07-15)
 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-20220719 0082882|08104023000
- 200 ATHENS WAY - \$36,000,000 (2019-04-24)
 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-20190430 0039642|07016002000
- 227 FRENCH LANDING DR - \$22,350,000 (2019-02-26)
 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-20190228 0018427|07016000700
- 260 CUMBERLAND BND - \$1,535,000 (2012-03-01)
 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-20120302 0018261|07113001400
- 250 CUMBERLAND BND - \$165,000 (2012-03-01)
 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-20120301 0018214|07113001700
- 245 FRENCH LANDING DR - \$1,600,000 (2007-08-10)
 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-20070810 0096218|07016000800
- 555 GREAT CIRCLE RD - \$1,060,000 (2002-12-05)
 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-20021206 0150690|07015004400