

1230 6TH AVE N, NASHVILLE, TN, 37208

office | parcel 08209026900 | Davidson County, TN

SUBJECT

Building size: 2,437 SF
Units: 1
Year built:
Last arm's-length sale: \$75,000 on 1991-04-16 (warranty)
Assessor appraised (1991-04-16): \$1,122,700
Land: 0.17 ac

VALUATION CONCLUSION

\$503,922

Indicated range \$277,671 - \$1,143,537 | basis ppsf_median | confidence 0.40 | 15 comps | scope zip

COMPARABLE SALES (15)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	1110 BUCHANAN ST	2025-12-19	\$695,000	1,527 SF	\$455/SF	0.95 mi	\$1,109,176	davidson_tn_cre
2	518 MONROE ST	2025-07-15	\$1,950,000	3,296 SF	\$591/SF	0.04 mi	\$1,441,802	davidson_tn_cre
3	1321 3RD AVE N	2023-09-29	\$941,500	1,099 SF	\$856/SF	0.21 mi	\$2,087,753	davidson_tn_cre
4	2108 MEHARRY BLVD	2023-03-24	\$290,000	600 SF	\$483/SF	1.27 mi	\$1,177,875	davidson_tn_cre
5	2603 JEFFERSON ST	2022-04-28	\$500,000	2,418 SF	\$206/SF	1.63 mi	\$503,922	davidson_tn_cre
6	1312 5TH AVE N	2021-07-02	\$2,150,000	7,862 SF	\$273/SF	0.11 mi	\$666,446	davidson_tn_cre
7	1322 4TH AVE N	2020-04-24	\$1,570,000	3,209 SF	\$489/SF	0.19 mi	\$1,192,302	davidson_tn_cre
8	1012 BUCHANAN ST	2019-06-21	\$690,000	3,615 SF	\$190/SF	0.87 mi	\$465,150	davidson_tn_cre
9	1311 6TH AVE N	2018-10-22	\$1,350,000	3,838 SF	\$351/SF	0.09 mi	\$857,214	davidson_tn_cre
10	1706 MCDANIEL ST	2017-04-26	\$200,000	1,680 SF	\$119/SF	1.41 mi	\$290,124	davidson_tn_cre

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	707 MONROE ST	2014-04-24	\$520,000	4,778 SF	\$108/SF	0.14 mi	\$265,218	davidson_tn_cre
12	800 JEFFERSON ST	2012-05-23	\$350,000	4,352 SF	\$80/SF	0.22 mi	\$195,983	davidson_tn_cre
13	2301 BUCHANAN ST	2008-03-31	\$165,000	2,088 SF	\$79/SF	1.42 mi	\$192,571	davidson_tn_cre
14	1215 7TH AVE N	2006-06-22	\$255,500	1,590 SF	\$160/SF	0.13 mi	\$391,601	davidson_tn_cre
15	1308 ROSA L PARKS BLVD	2001-07-30	\$475,000	7,204 SF	\$65/SF	0.18 mi	\$160,695	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 | 15 comps | retrieved 2026-08-01T20:11:40

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

- 1110 BUCHANAN ST - \$695,000 (2025-12-19)
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-20251223 0102011|08111045100
- 518 MONROE ST - \$1,950,000 (2025-07-15)
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-20250717 0056341|08209006100
- 1321 3RD AVE N - \$941,500 (2023-09-29)
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-20231004 0078270|08209020100
- 2108 MEHARRY BLVD - \$290,000 (2023-03-24)
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-20230330 0023090|09203005400
- 2603 JEFFERSON ST - \$500,000 (2022-04-28)
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-20220502 0050398|09202010100
- 1312 5TH AVE N - \$2,150,000 (2021-07-02)

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-20210707 0091601 08209016200												
7. 1322 4TH AVE N - \$1,570,000 (2020-04-24)												
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-20200507 0047491 08209018700												
8. 1012 BUCHANAN ST - \$690,000 (2019-06-21)												
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-20190621 0060390 08107051800												
9. 1311 6TH AVE N - \$1,350,000 (2018-10-22)												
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-20181024 0105273 08209004200												
10. 1706 MCDANIEL ST - \$200,000 (2017-04-26)												
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-20170428 0042033 08107062700												
11. 707 MONROE ST - \$520,000 (2014-04-24)												
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-20140502 0037596 08209025400												
12. 800 JEFFERSON ST - \$350,000 (2012-05-23)												
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-20120525 0045475 08213001700												
13. 2301 BUCHANAN ST - \$165,000 (2008-03-31)												
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-20080331 0032234 08110026000												
14. 1215 7TH AVE N - \$255,500 (2006-06-22)												
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-20060627 0076780 08213016200												
15. 1308 ROSA L PARKS BLVD - \$475,000 (2001-07-30)												
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-20010730 0080710 08112044900												