

908 GALLATIN AVE, NASHVILLE, TN, 37206

office | parcel 08301027600 | Davidson County, TN

SUBJECT

Building size: 2,266 SF

Units: -

Year built:

Last arm's-length sale \$110,000 on 1988-07-20 (warranty)

Assessor appraised (\$1,259,900)

Land: 0.34 ac

VALUATION CONCLUSION**\$359,138**

Indicated range \$120,732 - \$673,205 | basis ppsf_median | confidence 0.40 | 12 comps | scope zip

COMPARABLE SALES (12)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	815 MAIN ST #100	2026-02-11	\$800,000	1,485 SF	\$538/SF	0.91 mi	\$1,220,739	davidson_tn_cre
2	611 WOODLAND ST	2023-10-18	\$850,000	2,062 SF	\$412/SF	1.22 mi	\$934,090	davidson_tn_cre
3	926 MAIN ST	2021-12-30	\$4,000,000	9,611 SF	\$416/SF	0.80 mi	\$943,086	davidson_tn_cre
4	601 WOODLAND ST	2020-10-20	\$1,050,000	5,597 SF	\$187/SF	1.27 mi	\$425,101	davidson_tn_cre
5	1629 FATHERLAND ST	2019-06-28	\$475,000	1,836 SF	\$258/SF	1.00 mi	\$586,236	davidson_tn_cre
6	708 GALLATIN AVE	2015-09-08	\$369,000	2,852 SF	\$129/SF	0.18 mi	\$293,175	davidson_tn_cre
7	901 WOODLAND ST	2012-10-05	\$1,050,000	63,744 SF	\$16/SF	0.91 mi	\$37,321	davidson_tn_cre
8	625 MAIN ST 101	2010-11-08	\$395,000	8,526 SF	\$46/SF	1.12 mi	\$104,983	davidson_tn_cre
9	938 MAIN ST	2009-10-14	\$285,000	5,440 SF	\$52/SF	0.78 mi	\$118,715	davidson_tn_cre
10	6 S 14TH ST	2008-12-29	\$320,000	1,544 SF	\$207/SF	0.69 mi	\$469,628	davidson_tn_cre

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	955 WOODLAND ST	2006-11-21	\$850,000	10,192 SF	\$83/SF	0.72 mi	\$188,984	davidson_tn_cre
12	920 WOODLAND ST	2003-05-20	\$165,000	3,080 SF	\$53/SF	0.89 mi	\$121,389	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 | 12 comps | retrieved 2026-08-01T20:11:40

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

- 815 MAIN ST #100 - \$800,000 (2026-02-11)
 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-20260213 0011990|082123E00200CO
- 611 WOODLAND ST - \$850,000 (2023-10-18)
 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-20231025 0083469|08216004000
- 926 MAIN ST - \$4,000,000 (2021-12-30)
 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-20220131 0010717|08212031100
- 601 WOODLAND ST - \$1,050,000 (2020-10-20)
 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-20201022 0123037|08215017400
- 1629 FATHERLAND ST - \$475,000 (2019-06-28)
 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-20190701 0063693|08314011400
- 708 GALLATIN AVE - \$369,000 (2015-09-08)
 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-20150910 0092141|08305008800
- 901 WOODLAND ST - \$1,050,000 (2012-10-05)
 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-20121019 0096223|08216006900
- 625 MAIN ST 101 - \$395,000 (2010-11-08)
 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-20110131 0008349|08216000800

9. 938 MAIN ST - \$285,000 (2009-10-14)

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-20091015 0095356|08212030700

10. 6 S 14TH ST - \$320,000 (2008-12-29)

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-20081231 0123906|08309016000

11. 955 WOODLAND ST - \$850,000 (2006-11-21)

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-20061121 0144662|08212035700

12. 920 WOODLAND ST - \$165,000 (2003-05-20)

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-20030522 0069763|08216007300