

665 MASSMAN DR, NASHVILLE, TN, 37210

industrial | parcel 09513003600 | Davidson County, TN

SUBJECT

Building size: 11,182 SF
Units: -
Year built:
Last arm's-length sale: \$525,000 on 1997-06-30 (warranty)
Assessor appraised (2023): (\$2,300,000)
Land: 1.19 ac

VALUATION CONCLUSION

\$1,459,251
Indicated range \$938,840 - \$2,102,663 basis ppsf_median confidence 0.30 50 comps scope zip

COMPARABLE SALES (25)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	1004 OLD TREE CT	2026-02-03	\$1,950,000	9,460 SF	\$206/SF	1.82 mi	\$2,304,945	davidson_tn_cre
2	921 TWIN ELMS CT	2025-10-27	\$1,200,000	3,522 SF	\$340/SF	1.86 mi	\$3,809,931	davidson_tn_cre
3	190 RIVER HILLS DR	2025-07-02	\$13,500,000	71,116 SF	\$189/SF	0.89 mi	\$2,122,679	davidson_tn_cre
4	412 MURFREESBORO PIKE	2025-05-28	\$2,450,000	16,468 SF	\$148/SF	2.44 mi	\$1,663,546	davidson_tn_cre
5	1100 MENZLER RD	2025-05-27	\$3,600,000	12,000 SF	\$300/SF	2.01 mi	\$3,354,600	davidson_tn_cre
6	344 HERRON DR	2025-05-09	\$2,729,900	12,000 SF	\$227/SF	3.02 mi	\$2,543,793	davidson_tn_cre
7	208 BLANTON AVE	2024-12-17	\$3,900,000	21,350 SF	\$182/SF	1.88 mi	\$2,042,615	davidson_tn_cre
8	2800 FOSTER AVE	2024-10-15	\$1,700,000	12,500 SF	\$136/SF	3.38 mi	\$1,520,752	davidson_tn_cre
9	41 HART ST	2024-09-20	\$2,600,000	22,152 SF	\$117/SF	3.06 mi	\$1,312,431	davidson_tn_cre
10	1740 ELM HILL PIKE	2023-07-12	\$6,450,000	39,871 SF	\$161/SF	0.51 mi	\$1,808,912	davidson_tn_cre

CREVault - auditable comparable-sales intelligence

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	154 GREEN ST	2023-06-28	\$1,275,000	4,000 SF	\$318/SF	2.60 mi	\$3,564,262	davidson_tn_cre
12	208 CRUTCHFIELD AVE	2022-08-16	\$4,500,000	25,044 SF	\$179/SF	1.82 mi	\$2,009,181	davidson_tn_cre
13	733 MASSMAN DR	2022-06-30	\$8,600,000	16,918 SF	\$508/SF	0.55 mi	\$5,684,146	davidson_tn_cre
14	1042 3RD AVE S	2022-06-08	\$752,000	2,850 SF	\$263/SF	3.43 mi	\$2,950,482	davidson_tn_cre
15	1044 3RD AVE S	2022-06-08	\$1,838,000	3,982 SF	\$461/SF	3.42 mi	\$5,161,387	davidson_tn_cre
16	201 WHITSETT RD	2022-05-03	\$5,610,000	34,000 SF	\$165/SF	3.26 mi	\$1,845,030	davidson_tn_cre
17	206 COLE AVE	2022-02-28	\$1,994,505	8,000 SF	\$249/SF	1.90 mi	\$2,787,784	davidson_tn_cre
18	825 3RD AVE S	2021-10-07	\$14,800,000	92,220 SF	\$160/SF	3.61 mi	\$1,794,599	davidson_tn_cre
19	1314 LEWIS ST	2021-07-29	\$485,000	2,703 SF	\$179/SF	3.07 mi	\$2,006,386	davidson_tn_cre
20	1029 3RD AVE S	2021-07-28	\$1,385,000	5,540 SF	\$250/SF	3.49 mi	\$2,795,500	davidson_tn_cre
21	208 FESSLERS LN	2020-10-29	\$585,000	3,960 SF	\$147/SF	2.04 mi	\$1,651,916	davidson_tn_cre
22	10 CULVERT ST	2020-08-24	\$2,175,000	9,065 SF	\$239/SF	3.06 mi	\$2,682,897	davidson_tn_cre
23	2005 ELM HILL PIKE	2020-08-07	\$3,850,000	37,623 SF	\$102/SF	0.47 mi	\$1,144,254	davidson_tn_cre
24	1320 ELM HILL PIKE	2019-09-27	\$4,800,000	57,094 SF	\$84/SF	1.44 mi	\$940,070	davidson_tn_cre
25	851 FESSLERS PKWY	2019-09-16	\$2,925,000	20,424 SF	\$143/SF	1.95 mi	\$1,601,374	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

0 excluded candidate(s) in scope.

No excluded candidates in this subject's comp scope.

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. 1004 OLD TREE CT - \$1,950,000 (2026-02-03)	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-20260211 0010331 10602005800													
2. 921 TWIN ELMS CT - \$1,200,000 (2025-10-27)	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-20251028 0085721 10602005600													
3. 190 RIVER HILLS DR - \$13,500,000 (2025-07-02)	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-20250710 0054272 09400015200													
4. 412 MURFREESBORO PIKE - \$2,450,000 (2025-05-28)	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-20250530 0042826 10601005400													
5. 1100 MENZLER RD - \$3,600,000 (2025-05-27)	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-20250528 0041659 10606009500													
6. 344 HERRON DR - \$2,729,900 (2025-05-09)	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-20250512 0036840 10512006500													
7. 208 BLANTON AVE - \$3,900,000 (2024-12-17)	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-20241218 0098032 10610002000													
8. 2800 FOSTER AVE - \$1,700,000 (2024-10-15)	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-20241017 0080847 11909018400													
9. 41 HART ST - \$2,600,000 (2024-09-20)	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-20240923 0073258 10508028400													
10. 1740 ELM HILL PIKE - \$6,450,000 (2023-07-12)	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-20230718 0055089 10701001000													
11. 154 GREEN ST - \$1,275,000 (2023-06-28)	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-20230703 0050634 09316026300													
12. 208 CRUTCHFIELD AVE - \$4,500,000 (2022-08-16)	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-20220819 0093874 10611001200													
13. 733 MASSMAN DR - \$8,600,000 (2022-06-30)	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-20220630 0076270 10604001900													
14. 1042 3RD AVE S - \$752,000 (2022-06-08)	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-20220627 0072875 10503006300													
15. 1044 3RD AVE S - \$1,838,000 (2022-06-08)	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-20220627 0072872 10503006400													

16. 201 WHITSETT RD - \$5,610,000 (2022-05-03)

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-20220505 0051981 11910023400								

17. 206 COLE AVE - \$1,994,505 (2022-02-28)

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-20220309 0026879 10610000100												

18. 825 3RD AVE S - \$14,800,000 (2021-10-07)

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-20211015 0138858 09315003700												

19. 1314 LEWIS ST - \$485,000 (2021-07-29)

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-20210802 0103375 10508003100								

20. 1029 3RD AVE S - \$1,385,000 (2021-07-28)

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-20210730 0102855 10503005400								

21. 208 FESSLERS LN - \$585,000 (2020-10-29)

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-20201030 0126611 09413005800												

22. 10 CULVERT ST - \$2,175,000 (2020-08-24)

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-20200825_0096208 10508026700								

23. 2005 ELM HILL PIKE - \$3,850,000 (2020-08-07)

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-20200807 0088335 09514011800												

24. 1320 ELM HILL PIKE - \$4,800,000 (2019-09-27)

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-20191007_0102522 10600000600								

25. 851 FESSLERS PKWY - \$2,925,000 (2019-09-16)

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-20190917_0093848 10602006400												