

3710 NOLENSVILLE PIKE, NASHVILLE, TN, 37211

office | parcel 13306015401 | Davidson County, TN

SUBJECT

Building size: 3,600 SF
Units: -
Year built:
Last arm's-length sale: \$225,000 on 1994-02-10 (warranty)
Assessor appraised (~~\$900,000~~):
Land: 0.51 ac

VALUATION CONCLUSION

\$631,800
Indicated range \$455,976 - \$933,732 basis ppsf_median confidence 0.40 50 comps scope zip

COMPARABLE SALES (25)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	2714 GRANDVIEW AVE	2025-06-30	\$1,300,000	3,073 SF	\$423/SF	1.41 mi	\$1,522,944	davidson_tn_cre
2	197 THOMPSON LN	2025-03-13	\$615,000	2,682 SF	\$229/SF	1.08 mi	\$825,516	davidson_tn_cre
3	2015 GLADSTONE AVE	2025-02-28	\$2,600,000	3,000 SF	\$866/SF	2.64 mi	\$3,120,012	davidson_tn_cre
4	2112 GLADSTONE AVE	2024-08-30	\$550,000	1,166 SF	\$471/SF	2.53 mi	\$1,698,120	davidson_tn_cre
5	2631 GRANDVIEW AVE	2024-04-17	\$1,075,000	2,100 SF	\$511/SF	1.56 mi	\$1,842,840	davidson_tn_cre
6	2318 KLINE AVE	2023-09-12	\$830,000	3,162 SF	\$262/SF	1.99 mi	\$944,964	davidson_tn_cre
7	2171 CARSON ST	2023-07-05	\$368,400	888 SF	\$414/SF	2.56 mi	\$1,493,496	davidson_tn_cre
8	2715 LANDERS AVE	2023-04-25	\$1,700,000	5,280 SF	\$321/SF	1.45 mi	\$1,159,092	davidson_tn_cre
9	2853 LOGAN ST	2023-01-17	\$725,000	3,872 SF	\$187/SF	1.21 mi	\$674,064	davidson_tn_cre
10	4013 TRAVIS DR	2022-05-26	\$1,825,000	12,070 SF	\$151/SF	0.90 mi	\$544,320	davidson_tn_cre

CREVault - auditable comparable-sales intelligence

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	4933 JONQUIL DR	2022-01-03	\$495,000	1,600 SF	\$309/SF	1.41 mi	\$1,113,768	davidson_tn_cre
12	695 GRASSMERE PARK	2021-11-01	\$12,895,400	69,332 SF	\$185/SF	0.89 mi	\$669,564	davidson_tn_cre
13	330 WALLACE RD	2021-10-14	\$8,650,000	30,440 SF	\$284/SF	1.47 mi	\$1,023,012	davidson_tn_cre
14	5802 NOLENSVILLE PIKE 101	2021-08-10	\$3,250,000	13,262 SF	\$245/SF	3.73 mi	\$882,216	davidson_tn_cre
15	394 HARDING PL	2020-06-16	\$9,200,000	25,400 SF	\$362/SF	1.29 mi	\$1,303,920	davidson_tn_cre
16	2305 CRUZEN ST	2020-05-13	\$1,382,000	4,264 SF	\$324/SF	2.05 mi	\$1,166,796	davidson_tn_cre
17	2601 NOLENSVILLE PIKE	2020-04-29	\$1,230,000	8,920 SF	\$137/SF	1.69 mi	\$496,404	davidson_tn_cre
18	1231 ANTIOCH PIKE	2019-12-20	\$250,000	1,000 SF	\$250/SF	2.29 mi	\$900,000	davidson_tn_cre
19	3221 NOLENSVILLE PIKE	2019-10-10	\$950,000	8,526 SF	\$111/SF	0.54 mi	\$401,112	davidson_tn_cre
20	1148 ANTIOCH PIKE	2019-08-29	\$311,500	934 SF	\$333/SF	1.87 mi	\$1,200,636	davidson_tn_cre
21	5530 EULALA DR	2019-07-16	\$900,000	3,036 SF	\$296/SF	3.86 mi	\$1,067,184	davidson_tn_cre
22	201 THOMPSON LN	2019-05-09	\$1,700,000	11,556 SF	\$147/SF	1.11 mi	\$529,596	davidson_tn_cre
23	655 GRASSMERE PARK	2018-12-17	\$10,050,000	52,805 SF	\$190/SF	0.91 mi	\$685,152	davidson_tn_cre
24	3704 NOLENSVILLE PIKE	2018-08-30	\$367,000	2,312 SF	\$158/SF	0.04 mi	\$571,464	davidson_tn_cre
25	404 WELSHWOOD DR	2018-08-03	\$480,000	3,608 SF	\$133/SF	0.96 mi	\$478,944	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 | 25 comps | retrieved 2026-08-01T20:11:40

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

1. 2714 GRANDVIEW AVE - \$1,300,000 (2025-06-30)
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-20250701 0052044|11909004600
2. 197 THOMPSON LN - \$615,000 (2025-03-13)
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-20250319 0019941|11910019600
3. 2015 GLADSTONE AVE - \$2,600,000 (2025-02-28)
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-20250304 0016361|10516008000
4. 2112 GLADSTONE AVE - \$550,000 (2024-08-30)
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-20240830 0067170|10516010900
5. 2631 GRANDVIEW AVE - \$1,075,000 (2024-04-17)
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-20240418 0027595|11909000100
6. 2318 KLINE AVE - \$830,000 (2023-09-12)
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-20230913 0071836|11804036500
7. 2171 CARSON ST - \$368,400 (2023-07-05)
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-20230712 0053470|10516022800
8. 2715 LANDERS AVE - \$1,700,000 (2023-04-25)
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-20230501 0032060|11909002100
9. 2853 LOGAN ST - \$725,000 (2023-01-17)
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-20230117 0003873|11909020000
10. 4013 TRAVIS DR - \$1,825,000 (2022-05-26)
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-20220621 0070512|13315010100
11. 4933 JONQUIL DR - \$495,000 (2022-01-03)
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-20220121 0008068|14704009500
12. 695 GRASSMERE PARK - \$12,895,400 (2021-11-01)
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-20220128 0010518|13300014300
13. 330 WALLACE RD - \$8,650,000 (2021-10-14)
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-20211018 0139635|14704018300
14. 5802 NOLENSVILLE PIKE 101 - \$3,250,000 (2021-08-10)
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-20210816 0110110|16100018400
15. 394 HARDING PL - \$9,200,000 (2020-06-16)

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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-20200619 0065942 14700001000												
16. 2305 CRUZEN ST - \$1,382,000 (2020-05-13)												
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-20200515 0050896 11804024600												
17. 2601 NOLENSVILLE PIKE - \$1,230,000 (2020-04-29)												
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-20200430 0045536 11905015200												
18. 1231 ANTIOCH PIKE - \$250,000 (2019-12-20)												
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-20191220 0131789 13400009100												
19. 3221 NOLENSVILLE PIKE - \$950,000 (2019-10-10)												
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-20191014 0105009 13302020800												
20. 1148 ANTIOCH PIKE - \$311,500 (2019-08-29)												
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-20190904 0088816 13405000900												
21. 5530 EULALA DR - \$900,000 (2019-07-16)												
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-20190717 0069673 16209010200												
22. 201 THOMPSON LN - \$1,700,000 (2019-05-09)												
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-20190517 0046662 11909026800												
23. 655 GRASSMERE PARK - \$10,050,000 (2018-12-17)												
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-20181231 0125991 13313015400												
24. 3704 NOLENSVILLE PIKE - \$367,000 (2018-08-30)												
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-20180904 0086968 13306015700												
25. 404 WELSHWOOD DR - \$480,000 (2018-08-03)												
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-20180803 0076403 13315012900												