

Single Family Residence

RESIDENTIAL

6853 RIVER RIDGE DR

NASHVILLE, TN 37221

\$660,379

TopHap Estimate · \$215 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,071 ft²

LIVING AREA

0.33 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$660K

\$633K low

\$688K high

Last Sale

\$285,000 · Dec 1, 2006

Est. Owner Equity

\$104,001

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$4,712 (2025)
Assessed Value	\$169,375
Previous Assessed	\$111,875
Assessor Market Value	\$677,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.33
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 440 ft²

Porch · 280 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	89 HEAT	87 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2006	Resale	Warranty Deed	\$285,000	\$93	\$228K
Feb 27, 2006	Resale	Warranty Deed	\$258,500	\$84	\$207K
Jul 23, 2001	Resale	Grant Deed	\$225,000	\$73	\$223K
Aug 25, 1999	Resale	Grant Deed	\$215,000	\$70	\$204K
Aug 13, 1996	Resale	Grant Deed	\$183,000	\$60	\$137K
Aug 13, 1996	Non-arms-length	Grant Deed	\$183,000	\$60	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.0 mi
Bellevue Middle School	Middle	6–8	1.8 mi
James Lawson High School	High	9–12	2.8 mi

District: Nashville-Davidson County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 37221



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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