

Single Family Residence

RESIDENTIAL

6801 RIVER RIDGE DR

NASHVILLE, TN 37221

\$479,924 TopHap Estimate · \$261 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,836 ft²

LIVING AREA

0.36 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$480K

\$467K low

\$493K high

Last Sale

\$325,000 · May 28, 2019

Est. Owner Equity

\$187,424

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,064 (2025)
Assessed Value	\$110,150
Previous Assessed	\$77,200
Assessor Market Value	\$440,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.36
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 180 ft²

Porch · 130 ft²

CLIMATE RISK

1

FLOOD

17

WILDFIRE

89

HEAT

88

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2019	Resale	Warranty Deed	\$325,000	\$177	\$293K
May 29, 1997	Resale	Grant Deed	\$105,000	\$57	\$140K
May 29, 1997	Non-arms-length	Grant Deed	\$136,400	\$74	
Feb 5, 1993	Resale	Grant Deed	\$105,000	\$57	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.2 mi
Bellevue Middle School	Middle	6–8	1.8 mi
James Lawson High School	High	9–12	2.6 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

58 CRIME INDEX	107 AIR POLLUTION	42,720 POPULATION	\$100K MEDIAN IN-COME	58°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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