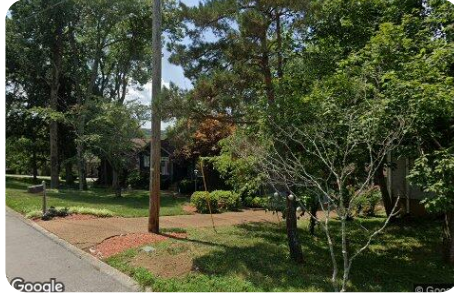


Single Family Residence **RESIDENTIAL**

6812 RIVER RIDGE DR

NASHVILLE, TN 37221

\$502,206 TopHap Estimate · \$220 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,281 ft²

LIVING AREA

0.25 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$502K

\$475K low

\$530K high

Last Sale

\$109,500 · Apr 30, 1993

Est. Owner Equity

\$252,206

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,414 (2025)
Assessed Value	\$122,700
Previous Assessed	\$85,075
Assessor Market Value	\$490,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.25
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 180 ft²

Porch · 216 ft²

CLIMATE RISK

1 FLOOD	20 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
Apr 30, 1993	Resale	Grant Deed	\$109,500	\$48	
Jun 5, 1990	Resale	Grant Deed	\$103,000	\$45	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.2 mi
Bellevue Middle School	Middle	6–8	1.9 mi
James Lawson High School	High	9–12	2.7 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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