

Single Family Residence **RESIDENTIAL**

1012 RIVER RIDGE TER

NASHVILLE, TN 37221

\$535,355 TopHap Estimate · \$232 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,304 ft²
LIVING AREA

0.32 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$535K

\$515K low

\$556K high

Last Sale

\$121,000 · Jun 27, 1991

Est. Owner Equity

\$322,845

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,682 (2025)
Assessed Value	\$132,350
Previous Assessed	\$86,550
Assessor Market Value	\$529,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.32
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 168 ft²

Porch · 12 ft²

CLIMATE RISK

1

FLOOD

17

WILDFIRE

89

HEAT

87

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 1991	Resale	Grant Deed	\$121,000	\$53	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.1 mi
Bellevue Middle School	Middle	6–8	1.8 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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