

Single Family Residence **RESIDENTIAL**

6856 RIVER RIDGE DR

NASHVILLE, TN 37221

\$632,907 TopHap Estimate · \$235 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,692 ft²
LIVING AREA

0.6 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$633K

\$606K low

\$660K high

Last Sale

\$255,000 · Sep 2, 2009

Est. Owner Equity

\$432,662

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$4,092 (2025)
Assessed Value	\$147,100
Previous Assessed	\$96,400
Assessor Market Value	\$588,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.60
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 306 ft²

Porch · 35 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	89 HEAT	87 STORM	29 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2009	Resale	Warranty Deed	\$255,000	\$95	\$204K
Oct 8, 1998	Resale	Grant Deed	\$178,000	\$66	\$142K
Nov 25, 1996	Resale	Grant Deed	\$141,800	\$53	\$12K
Aug 28, 1989	Resale	Grant Deed	\$141,800	\$53	

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

58 CRIME INDEX	107 AIR POLLUTION	42,720 POPULATION	\$100K MEDIAN IN-COME	58°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------