

Single Family Residence **RESIDENTIAL**

6860 RIVER RIDGE DR

NASHVILLE, TN 37221

\$548,638 TopHap Estimate · \$302 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,814 ft²

LIVING AREA

0.48 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$549K

\$521K low

\$576K high

Last Sale

\$118,000 · Oct 8, 1986

Est. Owner Equity

\$424,283

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$3,761 (2025)
Assessed Value	\$135,200
Previous Assessed	\$86,075
Assessor Market Value	\$540,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.48
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 192 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 29, 1997	Resale	Grant Deed	\$118,000	\$65	\$27K
Jul 16, 1996	Resale	Grant Deed	\$118,000	\$65	\$31K

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
-----------	----------------