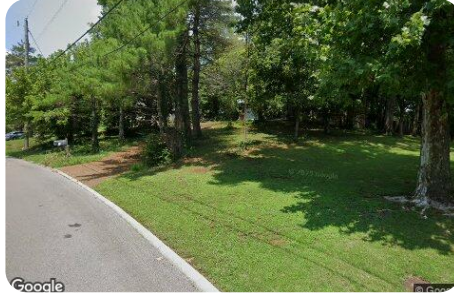


Single Family Residence **RESIDENTIAL**

604 RIVER RIDGE CT

NASHVILLE, TN 37221

\$504,005 TopHap Estimate · \$230 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,188 ft²
LIVING AREA

0.34 ac
LOT SIZE

1979
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$504K

\$479K low

\$529K high

Est. Owner Equity

\$328,005

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,375 (2025)
Assessed Value	\$121,300
Previous Assessed	\$84,125
Assessor Market Value	\$485,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.34
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 225 ft²

Patio · 225 ft²

Porch · 128 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	89 HEAT	88 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 4, 1995	Non-arms-length	Grant Deed	\$134,000	\$61	
Dec 19, 1994	Resale	Grant Deed	\$110,300	\$50	\$121K
Dec 7, 1994	Resale	Grant Deed	\$126,900	\$58	
Mar 31, 1993	Resale	Grant Deed	\$110,300	\$50	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.3 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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