

Single Family Residence **RESIDENTIAL**

613 RIVER RIDGE CT

NASHVILLE, TN 37221

\$506,954 TopHap Estimate · \$277 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,828 ft²

LIVING AREA

0.46 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$507K

\$468K low

\$546K high

Est. Owner Equity

\$403,054

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$3,418 (2025)
Assessed Value	\$122,850
Previous Assessed	\$84,925
Assessor Market Value	\$491,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.46
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 288 ft²

Patio · 288 ft²

Porch · 40 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	89 HEAT	88 STORM	29 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 1990	Resale	Grant Deed	\$112,900	\$62	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.3 mi
Bellevue Middle School	Middle	6–8	1.9 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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