

Single Family Residence

RESIDENTIAL

6864 RIVER RIDGE DR

NASHVILLE, TN 37221

\$586,773 TopHap Estimate · \$235 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,496 ft²

LIVING AREA

0.53 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$587K

\$563K low

\$610K high

Last Sale

\$475,000 · Dec 1, 2021

Est. Owner Equity

\$135,523

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,810 (2025)
Assessed Value	\$136,950
Previous Assessed	\$89,050
Assessor Market Value	\$547,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.53
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 741 ft²

Porch · 35 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	89 HEAT	87 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2021	Resale	Warranty Deed	\$475,000	\$190	\$451K
Apr 19, 1996	Resale	Grant Deed	\$130,000	\$52	\$10K
Apr 30, 1993	Resale	Grant Deed	\$130,000	\$52	

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
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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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