

Single Family Residence **RESIDENTIAL**

105 ROLLING RIVER CT

NASHVILLE, TN 37221

\$424,346 TopHap Estimate · \$302 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,405 ft²
LIVING AREA

0.43 ac
LOT SIZE

1978
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$424K

\$404K low

\$445K high

Last Sale

\$101,569 · Jun 26, 1992

Est. Owner Equity

\$160,346

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,760 (2025)
Assessed Value	\$99,200
Assessor Market Value	\$396,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Davidson
Lot (acres)	0.43
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 100 ft²

Porch · 56 ft²

CLIMATE RISK

1

FLOOD

15

WILDFIRE

89

HEAT

87

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2013	Quitclaim	Quit Claim Transfer			
Jun 26, 1992	Resale	Grant Deed	\$101,569	\$72	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	0.9 mi
Bellevue Middle School	Middle	6–8	2.1 mi
James Lawson High School	High	9–12	3.0 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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