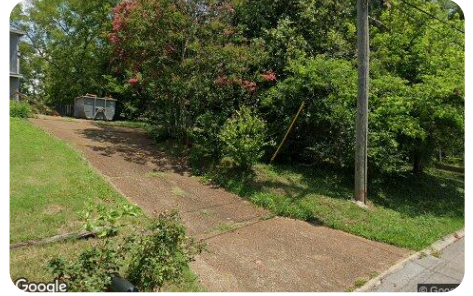


Single Family Residence **RESIDENTIAL**

612 RIVER RIDGE CT

NASHVILLE, TN 37221

\$494,416 TopHap Estimate · \$208 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,373 ft²

LIVING AREA

0.41 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$494K

\$472K low

\$517K high

Last Sale

\$465,000 · May 1, 2024

Est. Owner Equity

\$494,416

TAX & ASSESSMENT

Property Tax	\$3,467 (2025)
Assessed Value	\$124,625
Previous Assessed	\$85,975
Assessor Market Value	\$498,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.41
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 914 ft²

Porch · 30 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
Apr 30, 2024	Resale	Warranty Deed	\$465,000	\$196	
Mar 6, 2024	Resale	Warranty Deed	\$382,700	\$161	
May 13, 2020	Financing	Intrafamily Transfer			\$210K
Mar 26, 1997	Resale	Grant Deed	\$80,000	\$34	\$112K
Mar 26, 1997	Non-arms-length	Grant Deed	\$165,000	\$70	
Aug 30, 1996	Non-arms-length	Grant Deed	\$155,000	\$65	
Jul 15, 1996	Resale	Grant Deed	\$105,500	\$44	\$63K

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

OWNERSHIP

Occupancy	Absentee owner
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