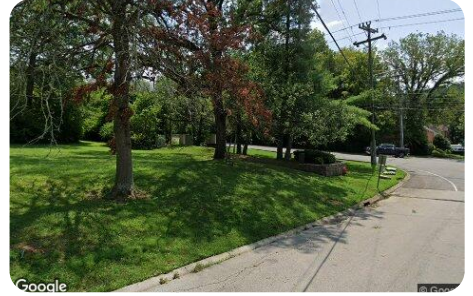


Single Family Residence **RESIDENTIAL**

100 ROLLING RIVER CT

NASHVILLE, TN 37221

\$440,876 TopHap Estimate · \$278 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.43 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$441K

\$416K low

\$465K high

Est. Owner Equity

\$340,876

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$2,875 (2025)
Assessed Value	\$103,350
Previous Assessed	\$66,725
Assessor Market Value	\$413,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.43
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 110 ft²

CLIMATE RISK

1
FLOOD

16
WILDFIRE

89
HEAT

87
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2016	Quitclaim	Quit Claim Transfer			

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	3.1 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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