

Single Family Residence

RESIDENTIAL

6852 RIVER RIDGE DR

NASHVILLE, TN 37221

\$618,446 TopHap Estimate · \$246 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,514 ft²

LIVING AREA

0.29 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$618K

\$593K low

\$643K high

Last Sale

\$355,000 · Apr 2, 2018

Est. Owner Equity

\$300,346

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,859 (2025)
Assessed Value	\$138,700
Previous Assessed	\$91,125
Assessor Market Value	\$554,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.29
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 288 ft²

Porch · 75 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
Mar 29, 2018	Resale	Warranty Deed	\$355,000	\$141	\$337K
Jul 26, 1989	Resale	Grant Deed	\$145,000	\$58	

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

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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