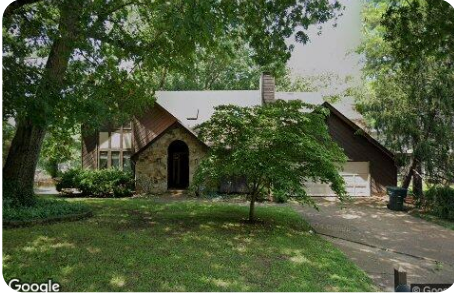


Single Family Residence **RESIDENTIAL**

6861 RIVER RIDGE DR

NASHVILLE, TN 37221

\$512,464 TopHap Estimate · \$235 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,183 ft²

LIVING AREA

0.34 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$512K

\$494K low

\$531K high

Last Sale

\$155,900 · May 6, 1998

Est. Owner Equity

\$332,464

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,408 (2025)
Assessed Value	\$122,500
Previous Assessed	\$79,475
Assessor Market Value	\$490,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.34
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 424 ft²

Porch · 56 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
May 6, 1998	Resale	Grant Deed	\$155,900	\$71	\$125K
Apr 30, 1998	Non-arms-length	Grant Deed	\$155,900	\$71	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.1 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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