

Single Family Residence **RESIDENTIAL**

6872 RIVER RIDGE DR

NASHVILLE, TN 37221

\$525,520 TopHap Estimate · \$251 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,094 ft²

LIVING AREA

0.4 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$526K

\$510K low

\$541K high

Est. Owner Equity

\$461,520

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$3,608 (2025)
Assessed Value	\$129,700
Previous Assessed	\$84,450
Assessor Market Value	\$518,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.40
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 192 ft²

Porch · 48 ft²

CLIMATE RISK

1

FLOOD

16

WILDFIRE

89

HEAT

87

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.0 mi
Bellevue Middle School	Middle	6–8	1.7 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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