

Single Family Residence

RESIDENTIAL

6816 RIVER RIDGE DR

NASHVILLE, TN 37221

\$502,240

TopHap Estimate · \$210 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,394 ft²

LIVING AREA

0.25 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$502K

\$481K low

\$523K high

Last Sale

\$72,900 · Oct 22, 1979

Est. Owner Equity

\$282,040

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,295 (2025)
Assessed Value	\$118,425
Previous Assessed	\$82,000
Assessor Market Value	\$473,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.25
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 252 ft²

Patio · 252 ft²

Porch · 222 ft²

CLIMATE RISK

1

FLOOD

17

WILDFIRE

89

HEAT

87

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 1998	Financing	Grant Deed			\$56K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.2 mi
Bellevue Middle School	Middle	6–8	1.9 mi
James Lawson High School	High	9–12	2.7 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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