

Single Family Residence **RESIDENTIAL**

6868 RIVER RIDGE DR

NASHVILLE, TN 37221

\$512,461 TopHap Estimate · \$254 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,020 ft²
LIVING AREA

0.4 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$512K

\$496K low

\$529K high

Est. Owner Equity

\$442,461

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$3,561 (2025)
Assessed Value	\$128,000
Previous Assessed	\$83,550
Assessor Market Value	\$512,000

PROPERTY FACTS

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

Porch · 35 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
Feb 7, 2003	Quitclaim	Quit Claim Transfer			

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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