

Single Family Residence

RESIDENTIAL

7613 RIVER FORK DR

NASHVILLE, TN 37221

\$662,582 TopHap Estimate · \$205 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,236 ft²

LIVING AREA

0.3 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$663K

\$645K low

\$680K high

Last Sale

\$660,000 · May 1, 2026

Est. Owner Equity

\$267,582

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,690 (2025)
Assessed Value	\$168,600
Previous Assessed	\$109,400
Assessor Market Value	\$674,400

PROPERTY FACTS

Property Type	Single Family Residence
County	DAVIDSON
Lot (acres)	0.30
Foundation	No Foundation
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 200 ft²

Porch · 60 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	89 HEAT	87 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2026	Quitclaim	Quit Claim Transfer			
Apr 24, 2026	Resale	Warranty Deed	\$660,000	\$204	\$395K
Oct 10, 1997	Non-arms-length	Grant Deed	\$223,640	\$69	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.3 mi
Bellevue Middle School	Middle	6–8	2.3 mi
James Lawson High School	High	9–12	3.0 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	Absentee owner
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