

Single Family Residence

RESIDENTIAL

6804 RIVER RIDGE DR

NASHVILLE, TN 37221

\$478,770 TopHap Estimate · \$283 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,693 ft²

LIVING AREA

0.28 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$479K

\$458K low

\$499K high

Last Sale

\$76,500 · Mar 7, 1980

Est. Owner Equity

\$478,770

TAX & ASSESSMENT

Property Tax	\$3,082 (2025)
Assessed Value	\$110,800
Previous Assessed	\$76,900
Assessor Market Value	\$443,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 180 ft²

Patio · 180 ft²

Porch · 32 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
Nov 21, 1979	Non-arms-length	Grant Deed	\$72,500	\$43	

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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