

Single Family Residence **RESIDENTIAL**

## 256 RIVERSIDE DR

NASHVILLE, TN 37206

**\$725,576** TopHap Estimate · \$409 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,776 ft<sup>2</sup>**

LIVING AREA

**0.71 ac**

LOT SIZE

**2015**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

### VALUATION

**\$726K**

\$683K low

\$768K high

Last Sale

**\$305,900 · Apr 26, 2016**

Est. Owner Equity

**\$412,982**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,079 (2025) |
| Assessed Value        | \$180,475      |
| Previous Assessed     | \$119,375      |
| Assessor Market Value | \$721,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Davidson                |
| Lot (acres)   | 0.71                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | None                    |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 160 ft<sup>2</sup>

## CLIMATE RISK

**1**  
FLOOD

**16**  
WILDFIRE

**92**  
HEAT

**77**  
STORM

**16**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Apr 22, 2016 | Resale | Warranty Deed | \$305,900 | \$172              | \$300K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rosebank Elementary School   | Elementary | KG–5   | 0.9 mi   |
| Stratford STEM Magnet School | Middle     | 6–12   | 1.7 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 37206

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>131</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>26,356</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|