

Single Family Residence **RESIDENTIAL**

260 RIVERSIDE DR

NASHVILLE, TN 37206

\$648,902 TopHap Estimate · \$365 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,776 ft²

LIVING AREA

0.29 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$649K

\$618K low

\$679K high

Last Sale

\$305,000 · Dec 31, 2015

Est. Owner Equity

\$381,602

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$8,152 (2025)
Assessed Value	\$289,680
Previous Assessed	\$197,600
Assessor Market Value	\$724,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.29
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	None
Cooling	Central
Pool	No

Deck · 144 ft²

Porch · 160 ft²

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	\$/FT²	LOAN
Dec 30, 2015	Resale	Warranty Deed	\$305,000	\$172	\$312K

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

131 CRIME INDEX	101 AIR POLLUTION	26,356 POPULATION	\$89K MEDIAN IN-COME	59°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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