

Single Family Residence **RESIDENTIAL**

1607 RIVERSIDE DR

NASHVILLE, TN 37216

\$699,750 TopHap Estimate · \$419 / ft² · confidence 88 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,670 ft²

LIVING AREA

0.22 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$700K

\$616K low

\$784K high

Last Sale

\$400,000 · Jun 21, 2024

Est. Owner Equity

\$699,750

TAX & ASSESSMENT

Property Tax	\$3,188 (2025)
Assessed Value	\$113,275
Previous Assessed	\$91,675
Assessor Market Value	\$453,100

PROPERTY FACTS

Property Type	Single Family Residence
County	DAVIDSON
Lot (acres)	0.22
Foundation	No Foundation
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

Patio · 160 ft²

CLIMATE RISK

1 FLOOD	9 WILDFIRE	92 HEAT	83 STORM	16 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2026	Quitclaim	Quit Claim Transfer			
Jun 18, 2024	Resale	Warranty Deed	\$400,000	\$240	
Feb 6, 1996	Resale	Grant Deed	\$34,900	\$21	\$9K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Inglewood Elementary School	Elementary	KG–5	0.1 mi
Stratford STEM Magnet School	High	6–12	0.3 mi
Issac Litton Middle School	Middle	6–8	2.2 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 37216

114 CRIME INDEX	96 AIR POLLUTION	18,990 POPULATION	\$85K MEDIAN IN-COME	59°F AVG TEMP	56% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------