

Single Family Residence

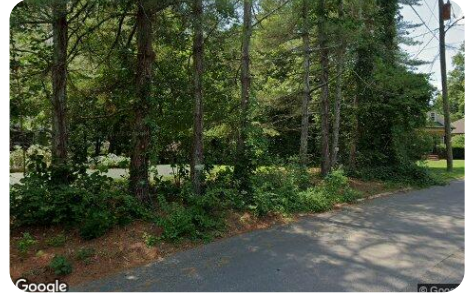
RESIDENTIAL

6865 RIVER RIDGE DR

NASHVILLE, TN 37221

\$604,180

TopHap Estimate · \$220 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,752 ft²

LIVING AREA

0.34 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$604K

\$534K low

\$674K high

Last Sale

\$595,000 · Aug 15, 2025

Est. Owner Equity

\$194,180

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$4,287 (2025)
Assessed Value	\$154,100
Previous Assessed	\$97,825
Assessor Market Value	\$616,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.34
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 162 ft²

Porch · 45 ft²

CLIMATE RISK

1

FLOOD

16

WILDFIRE

89

HEAT

87

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2025	Resale	Warranty Deed	\$595,000	\$216	\$410K
Sep 27, 2019	Resale	Warranty Deed	\$362,000	\$132	\$272K
Feb 27, 2014	Quitclaim	Quit Claim Transfer			\$221K
Nov 19, 2013	Foreclosure sale	Trustees Deed	\$220,635	\$80	
Dec 14, 2011	Quitclaim	Quit Claim Transfer			
Aug 16, 2007	Resale	Warranty Deed	\$247,500	\$90	\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.1 mi
Bellevue Middle School	Middle	6–8	1.7 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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