

Duplex (2 Units, Any Combination)

RESIDENTIAL

1618 RIVERSIDE DR

NASHVILLE, TN 37216

4

BEDS

2

BATHS

1,460 ft²

LIVING AREA

0.17 ac

LOT SIZE

1932

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

Last Sale

\$367,500 · Jun 2, 2026

TAX & ASSESSMENT

Property Tax	\$5,316 (2025)
Assessed Value	\$188,920
Previous Assessed	\$115,280
Assessor Market Value	\$472,300

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	DAVIDSON
Lot (acres)	0.17
Heating	Central
Cooling	Central

Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 264 ft²

Patio · 144 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	\$/FT²	LOAN
May 20, 2026	Resale	Warranty Deed	\$367,500	\$252	
Jan 12, 2007	Resale	Warranty Deed	\$115,000	\$79	\$115K
Jan 11, 2005	Quitclaim	Quit Claim Transfer			
Jul 13, 1999	Resale	Grant Deed	\$79,000	\$54	\$79K
Feb 11, 1994	Resale	Grant Deed	\$47,000	\$32	\$41K
Feb 8, 1994	Resale	Grant Deed	\$47,000	\$32	

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	2.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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