

Single Family Residence

RESIDENTIAL

6453 RIVERPLACE DR

NASHVILLE, TN 37221

\$686,216 TopHap Estimate · \$217 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,162 ft²

LIVING AREA

0.36 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$686K

\$640K low

\$732K high

Last Sale

\$351,650 · Jun 7, 2007

Est. Owner Equity

\$398,016

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$4,842 (2025)
Assessed Value	\$174,050
Previous Assessed	\$118,800
Assessor Market Value	\$696,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.36
Foundation	Raised (Unspecified)
Heating	None
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 192 ft²

Porch · 18 ft²

CLIMATE RISK

1
FLOOD

20
WILDFIRE

88
HEAT

86
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2007	Resale	Warranty Deed	\$351,650	\$111	\$281K
Nov 24, 2004	Resale	Warranty Deed	\$299,203	\$95	\$232K
Aug 19, 2004	Resale	Grant Deed	\$433,006	\$137	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Lawson High School	High	9–12	2.9 mi
Gower Elementary School	Elementary	KG–5	4.9 mi
H. G. Hill Middle School	Middle	6–8	7.8 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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