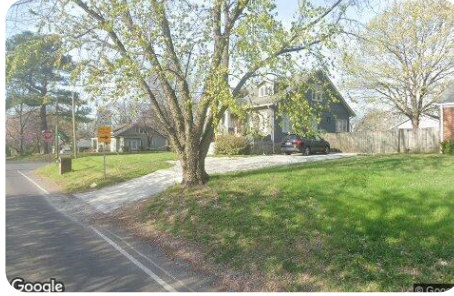


Single Family Residence **RESIDENTIAL**

# 902 RIVERSIDE DR

NASHVILLE, TN 37206

**\$562,227** TopHap Estimate · \$329 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,711 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1948**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$562K**

\$530K low

\$595K high

Last Sale

**\$395,000 · Jul 8, 2020**

Est. Owner Equity

**\$246,227**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,134 (2025) |
| Assessed Value        | \$146,925      |
| Previous Assessed     | \$103,675      |
| Assessor Market Value | \$587,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Davidson                |
| Lot (acres)   | 0.26                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Patio · 276 ft²

Porch · 216 ft²

## CLIMATE RISK

1

FLOOD

13

WILDFIRE

92

HEAT

77

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|-------------|--------|---------------|-----------|--------|--------|
| Jul 6, 2020 | Resale | Warranty Deed | \$395,000 | \$231  | \$316K |
| Jun 3, 2015 | Resale | Warranty Deed | \$283,000 | \$165  | \$283K |
| Dec 3, 2008 | Resale | Warranty Deed | \$150,000 | \$88   | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rosebank Elementary School   | Elementary | KG–5   | 0.5 mi   |
| Stratford STEM Magnet School | Middle     | 6–12   | 1.1 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 37206

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>131</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>26,356</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|