

Single Family Residence **RESIDENTIAL**

616 RIVER RIDGE CT

NASHVILLE, TN 37221

\$484,149 TopHap Estimate · \$256 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

3
BATHS

1,889 ft²
LIVING AREA

0.29 ac
LOT SIZE

1979
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$484K

\$461K low

\$507K high

Last Sale

\$295,000 · Nov 7, 2016

Est. Owner Equity

\$164,149

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,089 (2025)
Assessed Value	\$111,025
Previous Assessed	\$75,950
Assessor Market Value	\$444,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.29
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 500 ft²

Porch · 36 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

89
HEAT

88
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2016	Resale	Warranty Deed	\$295,000	\$156	\$276K
Mar 31, 2004	Non-arms-length	Grant Deed	\$165,000	\$87	\$149K
Aug 17, 1998	Resale	Grant Deed	\$164,500	\$87	\$132K
Jun 30, 1997	Resale	Grant Deed	\$98,000	\$52	\$35K
Apr 9, 1997	Resale	Grant Deed	\$98,000	\$52	\$16K
Oct 31, 1990	Resale	Grant Deed	\$98,000	\$52	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.3 mi
Bellevue Middle School	Middle	6–8	1.9 mi
James Lawson High School	High	9–12	2.6 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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