

Single Family Residence **RESIDENTIAL**

620 RIVER RIDGE CT

NASHVILLE, TN 37221

\$457,660 TopHap Estimate · \$309 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,479 ft²

LIVING AREA

0.36 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$458K

\$418K low

\$498K high

Last Sale

\$470,000 · Aug 28, 2023

Est. Owner Equity

\$82,160

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$2,833 (2025)
Assessed Value	\$101,850
Previous Assessed	\$70,925
Assessor Market Value	\$407,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.36
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 762 ft²

Porch · 145 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	89 HEAT	88 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2023	Resale	Warranty Deed	\$470,000	\$318	\$376K
May 23, 2016	Resale	Warranty Deed	\$235,000	\$159	\$228K
May 22, 2007	Quitclaim	Quit Claim Transfer			
Oct 8, 2004	Resale	Grant Deed	\$137,900	\$93	\$136K
Jan 30, 1998	Non-arms-length	Grant Deed	\$133,000	\$90	
Feb 23, 1989	Resale	Grant Deed	\$97,000	\$66	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.4 mi
Bellevue Middle School	Middle	6–8	1.9 mi

James Lawson High School	High	9–12	2.6 mi
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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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