

Single Family Residence

RESIDENTIAL

6445 RIVERPLACE DR

NASHVILLE, TN 37221

\$931,044 TopHap Estimate · \$187 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

5

BATHS

4,981 ft²

LIVING AREA

0.33 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$931K

\$896K low

\$966K high

Last Sale

\$922,000 · Jul 2, 2025

Est. Owner Equity

\$756,044

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$6,351 (2025)
Assessed Value	\$228,300
Previous Assessed	\$155,425
Assessor Market Value	\$913,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.33
Heating	None
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 432 ft²

Porch · 175 ft²

CLIMATE RISK

1
FLOOD

19
WILDFIRE

88
HEAT

86
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2025	Resale	Warranty Deed	\$922,000	\$185	
Jul 7, 2004	Resale	Grant Deed	\$346,250	\$70	\$275K

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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