

Single Family Residence

RESIDENTIAL

6809 RIVER RIDGE DR

NASHVILLE, TN 37221

\$439,517 TopHap Estimate · \$244 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,798 ft²

LIVING AREA

0.29 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$440K

\$420K low

\$459K high

Last Sale

\$295,000 · Jan 16, 2020

Est. Owner Equity

\$153,517

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$2,790 (2025)
Assessed Value	\$100,300
Previous Assessed	\$69,900
Assessor Market Value	\$401,200

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 · 144 ft²

Porch · 32 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

89
HEAT

87
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 15, 2020	Resale	Warranty Deed	\$295,000	\$164	\$286K
Aug 24, 2015	Resale	Warranty Deed	\$230,000	\$128	\$230K
Dec 20, 2012	Resale	Warranty Deed	\$172,500	\$96	\$165K
Aug 9, 2010	Resale	Grant Deed	\$145,000	\$81	\$143K
Mar 24, 2010	Non-arms-length	Trustees Deed	\$157,500	\$88	
Jun 10, 2004	Resale	Grant Deed	\$162,000	\$90	\$130K
Jul 10, 2003	Non-arms-length	Trustees Deed	\$123,250	\$69	
Aug 13, 2001	Resale	Grant Deed	\$190,000	\$106	\$162K

May 16, 1997	Resale	Grant Deed	\$113,500	\$63	\$16K
Aug 28, 1989	Resale	Grant Deed	\$113,500	\$63	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.2 mi
Bellevue Middle School	Middle	6–8	1.8 mi
James Lawson High School	High	9–12	2.7 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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