

Single Family Residence

RESIDENTIAL

6817 RIVER RIDGE DR

NASHVILLE, TN 37221

\$500,839 TopHap Estimate · \$224 / ft² · confidence 94 · as of Jun 25, 2026



3

BEDS

2

BATHS

2,231 ft²

LIVING AREA

0.31 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$501K

\$473K low

\$529K high

Last Sale

\$320,000 · Jan 21, 2021

Est. Owner Equity

\$212,839

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,290 (2025)
Assessed Value	\$118,250
Previous Assessed	\$81,700
Assessor Market Value	\$473,000

PROPERTY FACTS

Property Type	Single Family Residence
County	DAVIDSON
Lot (acres)	0.31
Construction	Frame (Unspecified)
Foundation	No Foundation
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 221 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
Feb 13, 2026	Quitclaim	Quit Claim Transfer			
Jan 19, 2021	Resale	Warranty Deed	\$320,000	\$143	\$288K
Aug 3, 2004	Financing	Grant Deed			\$126K
Jul 13, 1998	Resale	Grant Deed	\$158,000	\$71	\$142K
Jun 11, 1992	Resale	Grant Deed	\$106,000	\$48	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.1 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	Absentee owner
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