

Single Family Residence **RESIDENTIAL**

# 632 RIVER RIDGE CT

NASHVILLE, TN 37221

**\$494,652** TopHap Estimate · \$238 / ft² · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,075 ft²**

LIVING AREA

**0.39 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$495K**

\$470K low

\$519K high

Last Sale

**\$88,900 · Dec 6, 1996**

Est. Owner Equity

**\$273,741**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,283 (2025) |
| Assessed Value        | \$118,025      |
| Previous Assessed     | \$91,175       |
| Assessor Market Value | \$472,100      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Bi-Level                   |
| County        | Davidson                   |
| Lot (acres)   | 0.39                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Deck · 364 ft²

Porch · 32 ft²

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>76</b><br>FLOOD | <b>17</b><br>WILDFIRE | <b>88</b><br>HEAT | <b>88</b><br>STORM | <b>29</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE    | \$/FT² | LOAN  |
|-------------|-----------|----------------------|----------|--------|-------|
| May 1, 2024 | Financing | Intrafamily Transfer |          |        |       |
| Dec 6, 1996 | Resale    | Grant Deed           | \$88,900 | \$43   | \$29K |

## 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   |

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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>42,720</b><br>POPULATION | <b>\$100K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|