

Single Family Residence

RESIDENTIAL

112 ROLLING RIVER CT

NASHVILLE, TN 37221

\$457,097 TopHap Estimate · \$288 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,585 ft²

LIVING AREA

0.45 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$457K

\$438K low

\$476K high

Last Sale

\$140,000 · Jun 14, 2013

Est. Owner Equity

\$237,477

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,959 (2025)
Assessed Value	\$106,350
Previous Assessed	\$68,850
Assessor Market Value	\$425,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.45
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 440 ft²

Porch · 52 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	89 HEAT	87 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2013	Resale	DTOT	\$140,000	\$88	\$145K
Sep 20, 2012	Non-arms-length	Trustees Deed	\$242,233	\$153	
Dec 3, 2003	Resale	Grant Deed	\$151,000	\$95	\$150K
Jun 5, 1990	Resale	Grant Deed	\$50,000	\$32	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	0.9 mi
Bellevue Middle School	Middle	6–8	2.1 mi
James Lawson High School	High	9–12	3.1 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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