

Zero Lot Line (Residential)

RESIDENTIAL

804 RIVERSIDE DR # A

NASHVILLE, TN 37206

\$320,868 TopHap Estimate · \$356 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

901 ft²

LIVING AREA

0.12 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$321K

\$306K low

\$336K high

Last Sale

\$92,000 · Apr 24, 2003

Est. Owner Equity

\$238,068

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$3,635 (2025)
Assessed Value	\$129,160
Previous Assessed	\$74,600
Assessor Market Value	\$322,900

PROPERTY FACTS

Property Type	Zero Lot Line (Residential)
County	Davidson
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Pool	No

Deck · 90 ft²

Porch · 68 ft²

CLIMATE RISK

1

FLOOD

21

WILDFIRE

92

HEAT

77

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2003	Resale	Grant Deed	\$92,000	\$102	\$83K
Jul 20, 2001	Quitclaim	Quit Claim Transfer			\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosebank Elementary School	Elementary	KG–5	0.6 mi
Stratford STEM Magnet School	Middle	6–12	1.3 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 37206

131 CRIME INDEX	101 AIR POLLUTION	26,356 POPULATION	\$89K MEDIAN IN-COME	59°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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