

Single Family Residence

RESIDENTIAL

6849 RIVER RIDGE DR

NASHVILLE, TN 37221

\$474,853 TopHap Estimate · \$293 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,622 ft²

LIVING AREA

0.33 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$475K

\$443K low

\$507K high

Last Sale

\$460,000 · Oct 14, 2024

Est. Owner Equity

\$154,853

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$3,174 (2025)
Assessed Value	\$114,075
Previous Assessed	\$74,575
Assessor Market Value	\$456,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.33
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 168 ft²

Porch · 28 ft²

CLIMATE RISK

1 FLOOD	16 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
Oct 10, 2024	Resale	Warranty Deed	\$460,000	\$284	\$320K
Jul 23, 2024	Resale	Warranty Deed	\$424,800	\$262	
Oct 11, 2013	Resale	Warranty Deed	\$185,000	\$114	\$148K
Sep 24, 2003	Resale	Grant Deed	\$151,200	\$93	\$149K
Jun 27, 1996	Non-arms-length	Grant Deed	\$129,000	\$80	
Jun 27, 1996	Resale	Grant Deed	\$113,765	\$70	\$116K
Apr 29, 1993	Resale	Grant Deed	\$107,000	\$66	
Mar 20, 1991	Resale	Grant Deed	\$107,000	\$66	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.0 mi
Bellevue Middle School	Middle	6–8	1.8 mi
James Lawson High School	High	9–12	2.8 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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