

Single Family Residence **RESIDENTIAL**

1000 RIVER RIDGE TER

NASHVILLE, TN 37221

\$449,899 TopHap Estimate · \$269 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,672 ft²

LIVING AREA

0.33 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$450K

\$434K low

\$466K high

Last Sale

\$146,000 · Apr 30, 2012

Est. Owner Equity

\$257,899

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,913 (2025)
Assessed Value	\$104,725
Previous Assessed	\$68,800
Assessor Market Value	\$418,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Davidson
Lot (acres)	0.33
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 80 ft²

Porch · 260 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
Apr 16, 2012	Resale	Warranty Deed	\$146,000	\$87	
Sep 1, 2005	Resale	Warranty Deed	\$182,150	\$109	\$182K
May 30, 1997	Non-arms-length	Grant Deed	\$135,633	\$81	
Oct 18, 1996	Resale	Grant Deed	\$117,900	\$71	\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.1 mi
Bellevue Middle School	Middle	6–8	1.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------