

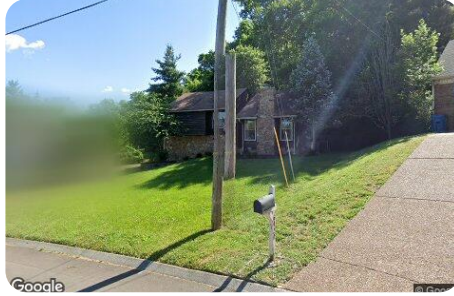
Single Family Residence

RESIDENTIAL

6920 RIVER RIDGE DR

NASHVILLE, TN 37221

\$572,263 TopHap Estimate · \$247 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,318 ft²

LIVING AREA

0.25 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$572K

\$555K low

\$590K high

Last Sale

\$250,000 · Oct 12, 2015

Est. Owner Equity

\$201,067

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,772 (2025)
Assessed Value	\$135,600
Previous Assessed	\$88,525
Assessor Market Value	\$542,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.25
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 370 ft²

Patio · 75 ft²

Porch · 48 ft²

CLIMATE RISK

1 FLOOD	20 WILDFIRE	89 HEAT	88 STORM	29 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2012	Resale	Warranty Deed	\$210,000	\$91	\$206K
Mar 31, 2005	Resale	Warranty Deed	\$179,900	\$78	\$144K
Mar 21, 2003	Resale	Grant Deed	\$163,000	\$70	\$158K
Apr 23, 1999	Financing	Grant Deed			\$154K
Feb 1, 1994	Resale	Grant Deed	\$130,000	\$56	\$123K
Jan 28, 1994	Resale	Grant Deed	\$130,000	\$56	
Jun 23, 1988	Resale	Grant Deed	\$135,500	\$58	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.2 mi
Bellevue Middle School	Middle	6–8	1.6 mi
James Lawson High School	High	9–12	2.5 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
-----------	----------------