

Single Family Residence **RESIDENTIAL**

6912 RIVER RIDGE DR

NASHVILLE, TN 37221

\$603,824 TopHap Estimate · \$210 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,877 ft²

LIVING AREA

0.35 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$604K

\$578K low

\$629K high

Last Sale

\$295,000 · May 5, 2016

Est. Owner Equity

\$394,824

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$4,058 (2025)
Assessed Value	\$145,850
Assessor Market Value	\$583,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.35
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Patio · 196 ft²

Porch · 40 ft²

CLIMATE RISK

1
FLOOD

16
WILDFIRE

89
HEAT

88
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2016	Resale	Warranty Deed	\$295,000	\$103	\$236K
May 9, 2014	Resale	Warranty Deed	\$235,000	\$82	\$231K
Sep 8, 2004	Resale	Warranty Deed	\$202,500	\$70	\$149K
Jul 1, 1997	Resale	Grant Deed	\$89,000	\$31	\$19K
Apr 22, 1997	Resale	Grant Deed	\$89,000	\$31	\$54K
Jun 18, 1996	Resale	Grant Deed	\$89,000	\$31	\$25K

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	2.6 mi
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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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