

Single Family Residence

RESIDENTIAL

6805 RIVER RIDGE DR

NASHVILLE, TN 37221

\$491,013 TopHap Estimate · \$275 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,783 ft²

LIVING AREA

0.33 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$491K

\$463K low

\$519K high

Last Sale

\$515,000 · Oct 12, 2022

Est. Owner Equity

\$1,763

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$2,886 (2025)
Assessed Value	\$103,750
Previous Assessed	\$67,100
Assessor Market Value	\$415,000

PROPERTY FACTS

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

Patio · 144 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
Oct 11, 2022	Resale	Warranty Deed	\$515,000	\$289	\$489K
Jun 15, 2018	Resale	Warranty Deed	\$306,000	\$172	\$177K
Oct 31, 2017	Resale	Warranty Deed	\$275,000	\$154	\$204K
May 20, 2015	Resale	Warranty Deed	\$223,900	\$126	\$220K
May 16, 2008	Financing	Intrafamily Transfer			\$202K
Jul 2, 2002	Resale	Grant Deed	\$161,900	\$91	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.2 mi
Bellevue Middle School	Middle	6–8	1.8 mi
James Lawson High School	High	9–12	2.6 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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