

Single Family Residence **RESIDENTIAL**

609 RIVER RIDGE CT

NASHVILLE, TN 37221

\$587,171 TopHap Estimate · \$223 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,635 ft²

LIVING AREA

0.41 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$587K

\$556K low

\$618K high

Last Sale

\$239,900 · Aug 27, 2013

Est. Owner Equity

\$237,171

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,730 (2025)
Assessed Value	\$134,075
Previous Assessed	\$92,300
Assessor Market Value	\$536,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.41
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 368 ft²

Porch · 32 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
Aug 30, 2021	Financing	Intrafamily Transfer			\$300K
Oct 3, 2019	Quitclaim	Quit Claim Transfer			
Aug 23, 2013	Resale	Warranty Deed	\$239,900	\$91	\$216K
Mar 26, 2013	Resale	Warranty Deed	\$128,000	\$49	\$139K
Mar 6, 2013	Foreclosure sale	Trustees Deed	\$107,600	\$41	
Apr 24, 2000	Resale	Grant Deed	\$159,500	\$61	
Mar 1, 1989	Resale	Grant Deed	\$106,000	\$40	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.3 mi
Bellevue Middle School	Middle	6–8	1.9 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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