

Single Family Residence

RESIDENTIAL

6845 RIVER RIDGE DR

NASHVILLE, TN 37221

\$520,911 TopHap Estimate · \$251 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,076 ft²

LIVING AREA

0.33 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$521K

\$501K low

\$540K high

Last Sale

\$171,500 · May 2, 2000

Est. Owner Equity

\$370,911

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,601 (2025)
Assessed Value	\$129,425
Previous Assessed	\$84,325
Assessor Market Value	\$517,700

PROPERTY FACTS

Property Type	Single Family Residence
County	DAVIDSON
Lot (acres)	0.33
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 168 ft²

Porch · 32 ft²

CLIMATE RISK

1
FLOOD

16
WILDFIRE

89
HEAT

87
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2026	Financing	Mortgage			\$150K
May 2, 2000	Resale	Grant Deed	\$171,500	\$83	\$137K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.0 mi
Bellevue Middle School	Middle	6–8	1.8 mi
James Lawson High School	High	9–12	2.8 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
-----------	-----------------------