

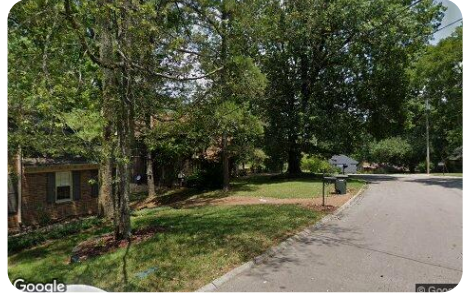
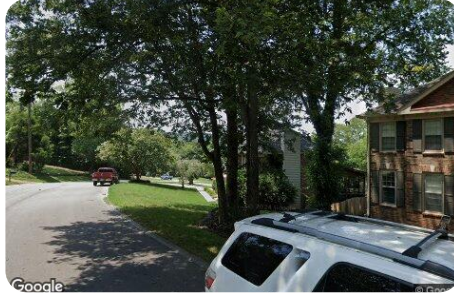
Single Family Residence

**RESIDENTIAL**

# 6857 RIVER RIDGE DR

NASHVILLE, TN 37221

**\$681,407** TopHap Estimate · \$220 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**3,095 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**1986**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$681K**

\$647K low

\$716K high

Last Sale

**\$259,000 · Dec 2, 2016**

Est. Owner Equity

**\$262,407**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,947 (2025) |
| Assessed Value        | \$177,825      |
| Previous Assessed     | \$117,975      |
| Assessor Market Value | \$711,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Davidson                |
| Lot (acres)   | 0.32                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 48 ft²

Porch · 562 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   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Dec 1, 2016  | Resale          | Warranty Deed | \$259,000 | \$84   | \$233K |
| Oct 11, 2005 | Resale          | Warranty Deed | \$242,000 | \$78   | \$194K |
| Mar 19, 1998 | Non-arms-length | Grant Deed    | \$181,000 | \$58   |        |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>42,720</b><br>POPULATION | <b>\$100K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|