

Single Family Residence **RESIDENTIAL**

1009 RIVER RIDGE TER

NASHVILLE, TN 37221

\$515,883 TopHap Estimate · \$279 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,851 ft²

LIVING AREA

0.35 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$516K

\$501K low

\$531K high

Last Sale

\$132,000 · Aug 9, 2011

Est. Owner Equity

\$515,883

TAX & ASSESSMENT

Property Tax	\$3,669 (2025)
Assessed Value	\$131,900
Previous Assessed	\$86,250
Assessor Market Value	\$527,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.35
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 226 ft²

Porch · 32 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	89 HEAT	87 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 16, 2016	Quitclaim	Quit Claim Transfer			
Jul 22, 2011	Resale	Grant Deed	\$132,000	\$71	
Apr 1, 2011	Non-arms-length	Deed In Lieu Of Foreclosure	\$194,013	\$105	
Jun 1, 1999	Resale	Grant Deed	\$171,000	\$92	\$137K
Jul 21, 1995	Resale	Grant Deed	\$132,000	\$71	\$125K
Jul 6, 1995	Non-arms-length	Grant Deed	\$132,000	\$71	
Jul 30, 1993	Resale	Grant Deed	\$112,500	\$61	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.1 mi
Bellevue Middle School	Middle	6–8	1.8 mi

James Lawson High School	High	9–12	2.8 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	Absentee owner
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