

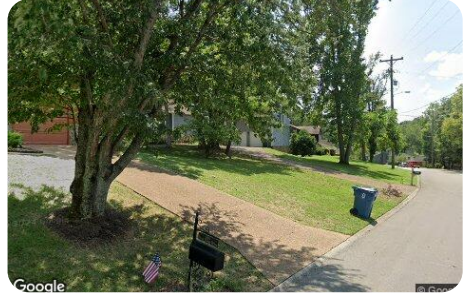
Single Family Residence

RESIDENTIAL

6813 RIVER RIDGE DR

NASHVILLE, TN 37221

\$416,867 TopHap Estimate · \$289 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,440 ft²

LIVING AREA

0.31 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$417K

\$384K low

\$450K high

Last Sale

\$125,000 · Sep 1, 1999

Est. Owner Equity

\$0

Loan-to-Value

299%

TAX & ASSESSMENT

Property Tax	\$2,690 (2025)
Assessed Value	\$96,700
Previous Assessed	\$67,575
Assessor Market Value	\$386,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.31
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 240 ft²

Porch · 96 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

89
HEAT

87
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 1999	Resale	Grant Deed	\$125,000	\$87	\$124K
Aug 25, 1994	Resale	Grant Deed	\$108,300	\$75	
Aug 25, 1994	Resale	Grant Deed	\$78,000	\$54	
Nov 18, 1993	Resale	Grant Deed	\$55,000	\$38	

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	2.7 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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