

Single Family Residence

RESIDENTIAL

6904 RIVER RIDGE DR

NASHVILLE, TN 37221

\$580,816

TopHap Estimate · \$221 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,628 ft²

LIVING AREA

0.45 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$581K

\$554K low

\$607K high

Last Sale

\$525,000 · Jun 13, 2022

Est. Owner Equity

\$108,316

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$3,917 (2025)
Assessed Value	\$140,800
Previous Assessed	\$92,175
Assessor Market Value	\$563,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.45
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 324 ft²

Porch · 160 ft²

CLIMATE RISK

45

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 31, 2022	Resale	Warranty Deed	\$525,000	\$200	\$473K
Mar 7, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harpeth Valley Elementary School	Elementary	KG–5	1.1 mi
Bellevue Middle School	Middle	6–8	1.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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