

Residential - Vacant Land

RESIDENTIAL

1560 HOWELL RIVER RD

RUTLEDGE, TN 37861

9.61 ac

LOT SIZE

VALUATION

Last Sale

\$155,000 · Aug 22, 2025

TAX & ASSESSMENT

Property Tax	\$492 (2025)
Assessed Value	\$20,950
Previous Assessed	\$20,950
Assessor Market Value	\$83,800

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Grainger
Lot (acres)	9.61

CLIMATE RISK

48

FLOOD

36

WILDFIRE

84

HEAT

88

STORM

32

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 18, 2025	Resale	Warranty Deed	\$155,000		\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK-6	5.2 mi
Grainger Academy	High	9-12	7.2 mi
Rutledge Middle School	Middle	7-8	7.3 mi

District: Grainger 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 37861

120 CRIME INDEX	114 AIR POLLUTION	9,741 POPULATION	\$51K MEDIAN IN-COME	57°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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