

Mobile Home

RESIDENTIAL

1712 HOWELL RIVER RD

RUTLEDGE, TN 37861



2

BATHS

2,496 ft<sup>2</sup>

LIVING AREA

7.74 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

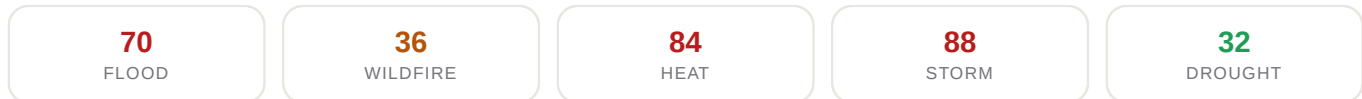
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,659 (2025) |
| Assessed Value        | \$70,575       |
| Previous Assessed     | \$70,575       |
| Assessor Market Value | \$282,300      |

PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Mobile Home         |
| Style         | Mobile/Manufactured |
| County        | GRAINGER            |

|             |                     |
|-------------|---------------------|
| Lot (acres) | 7.74                |
| Roof        | Composition Shingle |
| Heating     | Yes                 |
| Cooling     | Yes                 |
| Pool        | No                  |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Apr 28, 2026 | Quitclaim | Quit Claim Transfer |       |                    | \$270K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Joppa Elementary School | Elementary | PK–6   | 5.3 mi   |
| Grainger Academy        | High       | 9–12   | 7.4 mi   |
| Rutledge Middle School  | Middle     | 7–8    | 7.5 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**

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>120</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>9,741</b><br>POPULATION | <b>\$51K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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