

Single Family Residence

RESIDENTIAL

1486 HOWELL RIVER RD

RUTLEDGE, TN 37861

\$267,934 TopHap Estimate · \$132 / ft² · confidence 93 · as of Jul 14, 2026

2

BATHS

2,025 ft²

LIVING AREA

0.71 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$268K

\$250K low

\$286K high

Last Sale

\$267,000 · May 22, 2026

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax

\$1,190 (2025)

Assessed Value

\$50,625

Previous Assessed

\$50,625

Assessor Market Value

\$202,500

PROPERTY FACTS

Property Type	Single Family Residence
County	GRAINGER
Lot (acres)	0.71
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Pool	No

Deck · 36 ft²

CLIMATE RISK

53 FLOOD	35 WILDFIRE	84 HEAT	88 STORM	32 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 5, 2026	Resale	Warranty Deed	\$267,000	\$132	\$261K
Nov 10, 2025	Resale	Deed	\$209,500	\$103	
May 9, 2023	Resale	Warranty Deed	\$261,000	\$129	\$256K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.2 mi
Grainger Academy	High	9–12	7.1 mi
Rutledge Middle School	Middle	7–8	7.2 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
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------