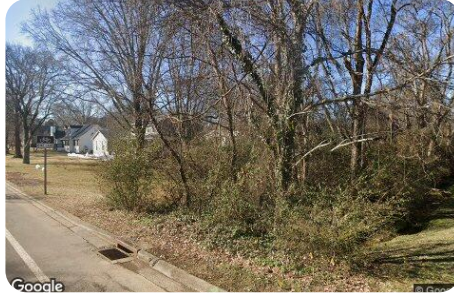


Single Family Residence **RESIDENTIAL**

822 RIVER ROCK BLVD

MURFREESBORO, TN 37128

\$487,403 TopHap Estimate · \$179 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,720 ft²

LIVING AREA

0.7 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

VALUATION

\$487K

\$467K low

\$508K high

Last Sale

\$190,000 · Oct 12, 2007

Est. Owner Equity

\$297,203

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,644 (2025)
Assessed Value	\$93,475
Previous Assessed	\$93,475
Assessor Market Value	\$373,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Rutherford
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Rock / Gravel
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 160 ft²

Porch · 72 ft²

CLIMATE RISK

40
FLOOD

26
WILDFIRE

90
HEAT

93
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2007	Resale	Grant Deed	\$190,000	\$70	\$190K
Jan 4, 2007	Non-arms-length	Trustees Deed	\$154,228	\$57	
Sep 30, 2003	Resale	Grant Deed	\$141,890	\$52	
Apr 13, 1998	Non-arms-length	Grant Deed	\$158,000	\$58	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cason Lane Academy	Elementary	PK–6	0.8 mi
Rockvale High School	High	9–12	4.9 mi
Rockvale Middle School	Middle	6–8	5.0 mi

District: Murfreesboro City Elementary 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 37128

92 CRIME INDEX	120 AIR POLLUTION	71,270 POPULATION	\$93K MEDIAN IN-COME	59°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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