

Single Family Residence

RESIDENTIAL

622 RIVER ROUGE DR

NASHVILLE, TN 37209

\$463,542 TopHap Estimate · \$259 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,793 ft²

LIVING AREA

0.29 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$464K

\$444K low

\$483K high

Last Sale

\$500,000 · Aug 1, 2022

Est. Owner Equity

\$240,542

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,169 (2025)
Assessed Value	\$112,600
Previous Assessed	\$75,550
Assessor Market Value	\$450,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.29
Roof	Tile
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Deck · 616 ft²

CLIMATE RISK

1
FLOOD

24
WILDFIRE

90
HEAT

88
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2022	Resale	Warranty Deed	\$500,000	\$279	\$223K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.2 mi
H. G. Hill Middle School	Middle	6–8	2.7 mi
James Lawson High School	High	9–12	5.2 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 37209

125 CRIME INDEX	101 AIR POLLUTION	39,607 POPULATION	\$76K MEDIAN IN-COME	58°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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