

Single Family Residence

RESIDENTIAL

526 RIVER ROUGE DR

NASHVILLE, TN 37209

\$424,100 TopHap Estimate · \$339 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,250 ft²

LIVING AREA

0.29 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$424K

\$380K low

\$468K high

Last Sale

\$535,000 · Aug 23, 2022

Est. Owner Equity

\$214,100

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,729 (2025)
Assessed Value	\$96,975
Previous Assessed	\$65,800
Assessor Market Value	\$387,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.29
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Pool	No

Deck · 60 ft²

Porch · 32 ft²

CLIMATE RISK

96

FLOOD

24

WILDFIRE

90

HEAT

88

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 16, 2016	Resale	Warranty Deed	\$262,500	\$210	\$210K
Feb 25, 2016	Resale	Warranty Deed	\$145,000	\$116	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.2 mi
H. G. Hill Middle School	Middle	6–8	2.4 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	Owner occupied
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