

Single Family Residence

RESIDENTIAL

522 RIVER ROUGE DR

NASHVILLE, TN 37209

\$442,441 TopHap Estimate · \$255 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,736 ft²

LIVING AREA

0.3 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$442K

\$397K low

\$488K high

Last Sale

\$340,000 · Oct 17, 2019

Est. Owner Equity

\$167,441

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$3,189 (2025)
Assessed Value	\$113,325
Previous Assessed	\$72,550
Assessor Market Value	\$453,300

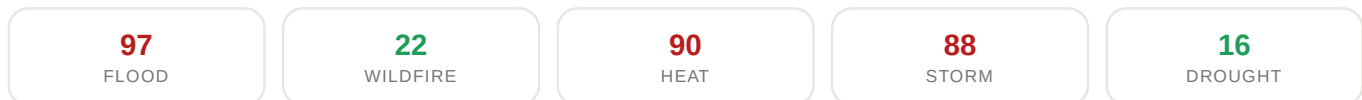
PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.30
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Pool	No

Patio · 434 ft²

Porch · 30 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 11, 2019	Resale	Warranty Deed	\$340,000	\$196	\$180K
Jun 25, 2018	Resale	Warranty Deed	\$310,000	\$179	\$295K
Apr 17, 2015	Resale	Warranty Deed	\$137,000	\$79	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.2 mi
H. G. Hill Middle School	Middle	6–8	2.3 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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