

Single Family Residence **RESIDENTIAL**

2030 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$568,879 TopHap Estimate · \$275 / ft² · confidence 87 · as of Jul 14, 2026



3

BATHS

2,066 ft²

LIVING AREA

2.65 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$569K

\$496K low

\$641K high

Last Sale

\$649,800 · May 15, 2023

Est. Owner Equity

\$6,529

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,962 (2025)
Assessed Value	\$83,475
Previous Assessed	\$83,475
Assessor Market Value	\$333,900

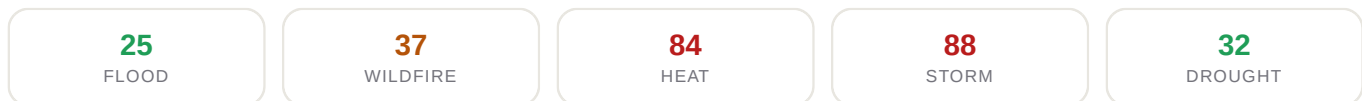
PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	2.65
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Detached
Pool	Yes

Patio · 100 ft²

Porch · 524 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2023	Resale	Warranty Deed	\$649,800	\$315	\$487K
Nov 25, 2002	Resale	Grant Deed	\$235,000	\$114	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.4 mi
Grainger Academy	High	9–12	8.1 mi
Rutledge Middle School	Middle	7–8	8.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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