

Single Family Residence **RESIDENTIAL**

2078 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$300,932 TopHap Estimate · \$168 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

1,788 ft²

LIVING AREA

4.18 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

7

PARKING

VALUATION

\$301K

\$262K low

\$339K high

Last Sale

\$261,000 · Jul 25, 2013

Est. Owner Equity

\$98,009

Loan-to-Value

67%

TAX & ASSESSMENT

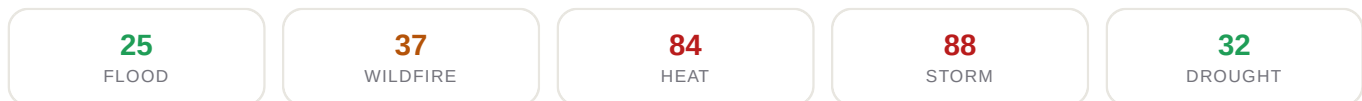
Property Tax	\$2,267 (2025)
Assessed Value	\$96,450
Previous Assessed	\$88,900
Assessor Market Value	\$385,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	4.18
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Mixed
Pool	Yes

Porch · 578 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
Jul 16, 2013	Resale	Warranty Deed	\$261,000	\$146	\$209K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.5 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	Owner occupied
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