

Single Family Residence **RESIDENTIAL**

2272 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$788,314 TopHap Estimate · \$303 / ft² · confidence 85 · as of Jul 14, 2026



2

BATHS

2,598 ft²

LIVING AREA

3 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$788K

\$669K low

\$908K high

Last Sale

\$765,000 · Oct 6, 2023

Est. Owner Equity

\$0

Loan-to-Value

109%

TAX & ASSESSMENT

Property Tax	\$2,228 (2025)
Assessed Value	\$94,800
Previous Assessed	\$94,800
Assessor Market Value	\$379,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	3.00
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Deck · 360 ft²

Patio · 384 ft²

Porch · 600 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 5, 2023	Resale	Warranty Deed	\$765,000	\$294	\$689K
Dec 21, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.6 mi
Grainger Academy	High	9–12	8.2 mi
Rutledge Middle School	Middle	7–8	8.3 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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