

Single Family Residence **RESIDENTIAL**

2396 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$442,096 TopHap Estimate · \$196 / ft² · confidence 88 · as of Jul 14, 2026



3

BATHS

2,252 ft²

LIVING AREA

2.46 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$442K

\$389K low

\$495K high

Last Sale

\$33,000 · Sep 3, 2003

Est. Owner Equity

\$280,949

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$1,744 (2025)
Assessed Value	\$74,200
Previous Assessed	\$74,200
Assessor Market Value	\$296,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	2.46
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Package
Fireplace	Yes
Garage	Garage, Finished
Pool	No

Deck · 160 ft²

Patio · 160 ft²

Porch · 136 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.7 mi
Grainger Academy	High	9–12	8.4 mi
Rutledge Middle School	Middle	7–8	8.5 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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