

Single Family Residence **RESIDENTIAL**

1421 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$965,513 TopHap Estimate · \$404 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

2,389 ft²

LIVING AREA

2.68 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$966K

\$874K low

\$1.1M high

Last Sale

\$930,000 · Feb 11, 2025

Est. Owner Equity

\$530,513

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,406 (2025)
Assessed Value	\$102,375
Previous Assessed	\$102,375
Assessor Market Value	\$409,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	2.68
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Porch · 400 ft²

CLIMATE RISK

74
FLOOD

37
WILDFIRE

84
HEAT

88
STORM

32
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 4, 2025	Resale	Warranty Deed	\$930,000	\$389	\$435K
Mar 2, 2022	Resale	Warranty Deed	\$871,500	\$365	\$697K
Sep 2, 2003	Resale	Grant Deed	\$20,000	\$8	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.2 mi
Grainger Academy	High	9–12	7.6 mi
Rutledge Middle School	Middle	7–8	7.7 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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