

Single Family Residence **RESIDENTIAL**

1896 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$358,664 TopHap Estimate · \$234 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,530 ft²

LIVING AREA

2.7 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$359K

\$325K low

\$393K high

Last Sale

\$224,000 · Mar 18, 2022

Est. Owner Equity

\$321,553

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$1,594 (2025)
Assessed Value	\$67,850
Previous Assessed	\$67,850
Assessor Market Value	\$271,400

PROPERTY FACTS

Property Type	Single Family Residence
County	GRAINGER
Lot (acres)	2.70
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Porch · 496 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 8, 2026	Financing	Mortgage			\$37K
Mar 16, 2022	Resale	Warranty Deed	\$224,000	\$146	
Feb 29, 2012	Resale	Grant Deed	\$140,000	\$92	
Sep 8, 2011	Resale	Trustees Deed	\$151,704	\$99	
Oct 30, 2003	Resale	Grant Deed	\$180,000	\$118	
Oct 10, 2002	Resale	Grant Deed	\$153,000	\$100	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.4 mi
Grainger Academy	High	9–12	8.0 mi
Rutledge Middle School	Middle	7–8	8.1 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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