

Single Family Residence **RESIDENTIAL**

2806 ROCKY SPRINGS RD

BEAN STATION, TN 37708

\$405,723 TopHap Estimate · \$276 / ft² · confidence 88 · as of Jul 14, 2026

1

BATHS

1,472 ft²

LIVING AREA

2.03 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$406K

\$355K low

\$456K high

Last Sale

\$158,000 · Aug 24, 2020

Est. Owner Equity

\$335,251

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax

\$291 (2025)

Assessed Value

\$49,600

Previous Assessed

\$49,600

Assessor Market Value

\$198,400

PROPERTY FACTS

Property Type	Single Family Residence
County	GRAINGER
Lot (acres)	2.03
Roof	Metal
Heating	Yes
Cooling	Yes
Garage	Mixed
Pool	No

Deck · 120 ft²

Shed · 300 ft²

Patio · 120 ft²

Porch · 204 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 13, 2019	Non-arms-length	Warranty Deed	\$20,000	\$14	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bean Station Elementary School	Elementary	PK–6	0.8 mi
Grainger High School	High	9–12	6.2 mi
Rutledge Middle School	Middle	7–8	11.8 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 37708

131 CRIME INDEX	105 AIR POLLUTION	7,119 POPULATION	\$46K 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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