

Rural Residence

RESIDENTIAL

1047 HOWELL RIVER RD

RUTLEDGE, TN 37861

\$302,848 TopHap Estimate · \$252 / ft² · confidence 87 · as of Jul 14, 2026



1

BATHS

1,204 ft²

LIVING AREA

101.6 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$303K

\$263K low

\$343K high

Est. Owner Equity

\$302,848

TAX & ASSESSMENT

Property Tax	\$1,681 (2025)
Assessed Value	\$71,550
Previous Assessed	\$71,550
Assessor Market Value	\$443,700

PROPERTY FACTS

Property Type	Rural Residence
County	Grainger
Lot (acres)	101.60
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Carport (Unspecified)
Pool	No

Shed · 1,500 ft²

Porch · 288 ft²

CLIMATE RISK

81

FLOOD

37

WILDFIRE

84

HEAT

88

STORM

32

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2021	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	4.7 mi
Grainger Academy	High	9–12	6.8 mi
Rutledge Middle School	Middle	7–8	6.9 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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