

Single Family Residence **RESIDENTIAL**

2476 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$606,307 TopHap Estimate · \$234 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,586 ft²

LIVING AREA

3.4 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$606K

\$557K low

\$656K high

Last Sale

\$40,000 · Feb 14, 2002

Est. Owner Equity

\$529,807

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$2,482 (2025)
Assessed Value	\$105,625
Previous Assessed	\$105,625
Assessor Market Value	\$422,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	3.40
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Deck · 120 ft²

Patio · 868 ft²

Porch · 754 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2002	Resale	Grant Deed	\$40,000	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.8 mi
Grainger Academy	High	9–12	8.5 mi
Rutledge Middle School	Middle	7–8	8.6 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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