

Single Family Residence

RESIDENTIAL

1614 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$412,686 TopHap Estimate · \$195 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

2,112 ft²

LIVING AREA

3.02 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

8

PARKING

VALUATION

\$413K

\$369K low

\$456K high

Last Sale

\$398,500 · Mar 10, 2025

Est. Owner Equity

\$272,686

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$1,776 (2025)
Assessed Value	\$75,575
Previous Assessed	\$75,575
Assessor Market Value	\$302,300

PROPERTY FACTS

Property Type	Single Family Residence
County	GRAINGER
Lot (acres)	3.02
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Mixed
Pool	No

Deck · 288 ft²

Shed · 240 ft²

Patio · 288 ft²

Porch · 384 ft²

CLIMATE RISK

48 FLOOD	37 WILDFIRE	84 HEAT	88 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2026	Financing	Mortgage			\$140K
Mar 5, 2025	Resale	Warranty Deed	\$398,500	\$189	
May 4, 2018	Resale	Warranty Deed	\$280,000	\$133	\$238K
Jan 13, 2003	Resale	Grant Deed	\$15,000	\$7	
Oct 2, 2001	Resale	Grant Deed	\$11,500	\$5	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.1 mi
Grainger Academy	High	9–12	7.7 mi
Rutledge Middle School	Middle	7–8	7.8 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 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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