

Single Family Residence

RESIDENTIAL

617 RIVER ROUGE DR

NASHVILLE, TN 37209

\$548,019

TopHap Estimate · \$288 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,900 ft²

LIVING AREA

0.35 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

7

ROOMS

4

PARKING

VALUATION

\$548K

\$477K low

\$619K high

Last Sale

\$530,000 · Sep 11, 2024

Est. Owner Equity

\$44,519

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$3,281 (2025)
Assessed Value	\$116,600
Previous Assessed	\$76,850
Assessor Market Value	\$466,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.35
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Deck · 312 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	90 HEAT	88 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 10, 2024	Resale	Warranty Deed	\$530,000	\$279	\$504K
May 2, 2018	Recorded document	Affidavit Of Death			
May 2, 2018	Resale	Warranty Deed	\$290,000	\$153	\$232K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.2 mi
H. G. Hill Middle School	Middle	6–8	2.6 mi
James Lawson High School	High	9–12	5.1 mi

District: Nashville-Davidson 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 37209

125 CRIME INDEX	101 AIR POLLUTION	39,607 POPULATION	\$76K MEDIAN IN-COME	58°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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