

Single Family Residence

RESIDENTIAL

540 RIVER ROUGE DR

NASHVILLE, TN 37209

\$659,900 TopHap Estimate · \$277 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,386 ft²

LIVING AREA

0.39 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$660K

\$611K low

\$708K high

Last Sale

\$348,400 · May 29, 2018

Est. Owner Equity

\$161,500

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,462 (2025)
Assessed Value	\$123,025
Previous Assessed	\$84,300
Assessor Market Value	\$492,100

PROPERTY FACTS

Property Type	Single Family Residence
County	DAVIDSON
Lot (acres)	0.39
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 256 ft²

Porch · 40 ft²

CLIMATE RISK

85
FLOOD

24
WILDFIRE

90
HEAT

88
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2021	Financing	Intrafamily Transfer			\$418K
May 28, 2020	Quitclaim	Quit Claim Transfer			\$283K
May 25, 2018	Resale	Warranty Deed	\$348,400	\$146	\$279K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.1 mi
H. G. Hill Middle School	Middle	6–8	2.5 mi
James Lawson High School	High	9–12	5.2 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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