

Single Family Residence **RESIDENTIAL**

649 RIVER ROUGE DR

NASHVILLE, TN 37209

\$791,336 TopHap Estimate · \$248 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

4
BATHS

3,196 ft²
LIVING AREA

0.44 ac
LOT SIZE

1969
YEAR BUILT

1
STORIES

4
ROOMS

3
PARKING

VALUATION

\$791K

\$759K low

\$823K high

Last Sale

\$360,000 · Jul 21, 2014

Est. Owner Equity

\$791,336

TAX & ASSESSMENT

Property Tax	\$5,230 (2025)
Assessed Value	\$185,850
Previous Assessed	\$109,050
Assessor Market Value	\$743,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.44
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 192 ft²

Patio · 144 ft²

Porch · 313 ft²

CLIMATE RISK

85 FLOOD	14 WILDFIRE	90 HEAT	88 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2014	Resale	Warranty Deed	\$360,000	\$113	
May 27, 2014	Quitclaim	Quit Claim Transfer			
May 21, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.9 mi
James Lawson High School	High	9–12	5.3 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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