

Single Family Residence

RESIDENTIAL

631 RIVER ROUGE DR

NASHVILLE, TN 37209

\$772,552 TopHap Estimate · \$288 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,680 ft²

LIVING AREA

0.45 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$773K

\$697K low

\$848K high

Est. Owner Equity

\$772,552

TAX & ASSESSMENT

Property Tax	\$5,027 (2025)
Assessed Value	\$178,650
Previous Assessed	\$99,700
Assessor Market Value	\$714,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	Davidson
Lot (acres)	0.45
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 600 ft²

Porch · 200 ft²

CLIMATE RISK

58

FLOOD

14

WILDFIRE

90

HEAT

88

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 2, 2025	Financing	Intrafamily Transfer			
Apr 15, 2008	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	2.8 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
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------