

Single Family Residence

RESIDENTIAL

604 RIVER ROUGE DR

NASHVILLE, TN 37209

\$490,951 TopHap Estimate · \$313 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,570 ft²

LIVING AREA

0.61 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$491K

\$443K low

\$539K high

Last Sale

\$350,800 · Jun 3, 2019

Est. Owner Equity

\$973

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$3,351 (2025)
Assessed Value	\$119,100
Previous Assessed	\$99,300
Assessor Market Value	\$476,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.61
Foundation	Raised (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 418 ft²

CLIMATE RISK

93

FLOOD

24

WILDFIRE

90

HEAT

88

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2019	Resale	Warranty Deed	\$350,800	\$223	\$308K
Apr 6, 2018	Resale	Warranty Deed	\$245,000	\$156	\$257K
Feb 27, 1998	Non-arms-length	Grant Deed	\$97,250	\$62	
Oct 31, 1991	Resale	Grant Deed	\$75,000	\$48	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.2 mi
H. G. Hill Middle School	Middle	6–8	2.5 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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