

Single Family Residence **RESIDENTIAL**

2760 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$675,000 TopHap Estimate · \$351 / ft² · confidence 96 · as of Jul 14, 2026



2.5

BATHS

1,922 ft²

LIVING AREA

3.3 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$675K

\$645K low

\$705K high

Last Sale

\$675,000 · Jul 6, 2026

Est. Owner Equity

\$33,750

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$2,456 (2025)
Assessed Value	\$104,500
Previous Assessed	\$104,500
Assessor Market Value	\$418,000

PROPERTY FACTS

Property Type	Single Family Residence
County	GRAINGER
Lot (acres)	3.30
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Stable Deck · 462 ft² Patio · 462 ft² Porch · 35 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2026	Resale	Administrators Deed	\$675,000	\$351	\$641K
Sep 8, 2020	Financing	Intrafamily Transfer			\$57K
May 2, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	6.0 mi
Grainger Academy	High	9–12	8.4 mi
Rutledge Middle School	Middle	7–8	8.6 mi

District: Grainger 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 37861

120 CRIME INDEX	114 AIR POLLUTION	9,741 POPULATION	\$51K MEDIAN IN-COME	57°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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