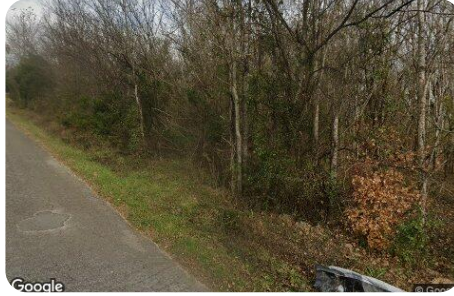


Single Family Residence **RESIDENTIAL**

# 1385 HOLSTON RIVER DR

RUTLEDGE, TN 37861

**\$218,697** TopHap Estimate · \$117 / ft<sup>2</sup> · confidence 46 · as of Jul 14, 2026



**2**

BATHS

**1,864 ft<sup>2</sup>**

LIVING AREA

**12.44 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$219K**

\$102K low

\$336K high

Last Sale

**\$80,000 · Jun 3, 2021**

Est. Owner Equity

**\$138,697**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,801 (2025) |
| Assessed Value        | \$76,625       |
| Previous Assessed     | \$76,625       |
| Assessor Market Value | \$306,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Grainger                |
| Lot (acres)   | 12.44                   |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Deck · 192 ft²

Patio · 192 ft²

Porch · 180 ft²

## CLIMATE RISK

**95**  
FLOOD

**38**  
WILDFIRE

**84**  
HEAT

**88**  
STORM

**32**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE    | \$/FT² | LOAN   |
|--------------|-----------|---------------|----------|--------|--------|
| Jun 2, 2021  | Resale    | Warranty Deed | \$80,000 | \$43   | \$80K  |
| Dec 29, 2005 | Financing | Trustees Deed |          |        | \$195K |
| Sep 30, 2005 | Resale    | Warranty Deed | \$44,000 | \$24   |        |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Joppa Elementary School | Elementary | PK–6   | 5.1 mi   |
| Grainger Academy        | High       | 9–12   | 7.5 mi   |
| Rutledge Middle School  | Middle     | 7–8    | 7.6 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

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>120</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>9,741</b><br>POPULATION | <b>\$51K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|