

Single Family Residence

**RESIDENTIAL**

# 706 RIVER ROCK BLVD

MURFREESBORO, TN 37128

**\$425,169** TopHap Estimate · \$244 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BATHS

**1,746 ft<sup>2</sup>**

LIVING AREA

**0.62 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$425K**

\$410K low

\$441K high

Last Sale

**\$305,000 · Sep 21, 2020**

Est. Owner Equity

**\$212,169**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,339 (2025) |
| Assessed Value        | \$82,675       |
| Previous Assessed     | \$82,675       |
| Assessor Market Value | \$330,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Rutherford              |
| Lot (acres)   | 0.62                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Block (Unspecified)     |
| Roof          | Rock / Gravel           |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 160 ft²

Porch · 144 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Sep 18, 2020 | Resale          | Warranty Deed       | \$305,000 | \$175  | \$168K |
| Aug 16, 2012 | Quitclaim       | Quit Claim Transfer |           |        | \$147K |
| Apr 16, 1997 | Non-arms-length | Grant Deed          | \$115,900 | \$66   |        |
| Apr 15, 1997 | Resale          | Grant Deed          | \$115,900 | \$66   | \$104K |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Cason Lane Academy     | Elementary | PK–6   | 1.0 mi   |
| Rockvale High School   | High       | 9–12   | 5.1 mi   |
| Rockvale Middle School | Middle     | 6–8    | 5.2 mi   |

District: Murfreesboro City Elementary 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 37128

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>92</b><br>CRIME INDEX | <b>120</b><br>AIR POLLUTION | <b>71,270</b><br>POPULATION | <b>\$93K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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