

Single Family Residence **RESIDENTIAL**

1070 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$416,696 TopHap Estimate · \$209 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,998 ft²

LIVING AREA

1.45 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$417K

\$365K low

\$468K high

Last Sale

\$19,500 · May 15, 2003

Est. Owner Equity

\$189,950

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$1,263 (2025)
Assessed Value	\$53,750
Previous Assessed	\$53,750
Assessor Market Value	\$215,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	1.45
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Pool	No

Porch · 645 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2021	Financing	Intrafamily Transfer			\$189K
May 15, 2003	Resale	Grant Deed	\$19,500	\$10	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	4.9 mi
Grainger Academy	High	9–12	7.3 mi
Rutledge Middle School	Middle	7–8	7.4 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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