

Single Family Residence

RESIDENTIAL

# 449 KENNETH ROACH LN

RUTLEDGE, TN 37861

**\$211,517** TopHap Estimate · \$160 / ft<sup>2</sup> · confidence 66 · as of Jul 14, 2026

**2**

BATHS

**1,326 ft<sup>2</sup>**

LIVING AREA

**4.6 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$212K**

\$139K low

\$284K high

Est. Owner Equity

**\$132,517**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

Property Tax

**\$982 (2025)**

Assessed Value

**\$41,800**

Previous Assessed

**\$41,800**

Assessor Market Value

**\$167,200**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Grainger                |
| Lot (acres)   | 4.60                    |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Pool          | No                      |

Deck · 152 ft²

Patio · 152 ft²

Porch · 114 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE    | \$/FT² | LOAN |
|--------------|--------|------------|----------|--------|------|
| Jan 31, 2002 | Resale | Grant Deed | \$29,000 | \$22   |      |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Grainger Academy        | High       | 9–12   | 2.8 mi   |
| Rutledge Middle School  | Middle     | 7–8    | 2.9 mi   |
| Rutledge Primary School | Elementary | PK–1   | 3.8 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> |
|-----------|-----------------------|