

Single Family Residence

RESIDENTIAL

645 RIVER ROUGE DR

NASHVILLE, TN 37209

\$651,401 TopHap Estimate · \$296 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,200 ft²

LIVING AREA

0.43 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$651K

\$617K low

\$686K high

Last Sale

\$102,000 · Jul 30, 1993

Est. Owner Equity

\$551,401

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$4,686 (2025)
Assessed Value	\$166,525
Previous Assessed	\$90,150
Assessor Market Value	\$666,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	Davidson
Lot (acres)	0.43
Foundation	Mat/Raft Foundation (Slab)
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 120 ft²

Porch · 288 ft²

CLIMATE RISK

35

FLOOD

24

WILDFIRE

90

HEAT

88

STORM

16

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 1993	Resale	Grant Deed	\$102,000	\$46	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.8 mi
James Lawson High School	High	9–12	5.3 mi

District: Nashville-Davidson 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 37209

125 CRIME INDEX	101 AIR POLLUTION	39,607 POPULATION	\$76K MEDIAN IN-COME	58°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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