

Single Family Residence

RESIDENTIAL

652 RIVER ROUGE DR

NASHVILLE, TN 37209

\$723,158 TopHap Estimate · \$246 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,941 ft²

LIVING AREA

0.29 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$723K

\$669K low

\$777K high

Est. Owner Equity

\$723,158

TAX & ASSESSMENT

Property Tax	\$3,863 (2025)
Assessed Value	\$137,275
Previous Assessed	\$101,750
Assessor Market Value	\$549,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Davidson
Lot (acres)	0.29
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 80 ft²

Patio · 308 ft²

Porch · 35 ft²

CLIMATE RISK

1

FLOOD

15

WILDFIRE

90

HEAT

88

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.9 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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