

Single Family Residence

RESIDENTIAL

625 RIVER ROUGE DR

NASHVILLE, TN 37209

\$668,915 TopHap Estimate · \$404 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,656 ft²

LIVING AREA

0.5 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$669K

\$618K low

\$720K high

Last Sale

\$69,000 · Nov 24, 1980

Est. Owner Equity

\$578,915

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$4,040 (2025)
Assessed Value	\$143,550
Previous Assessed	\$86,900
Assessor Market Value	\$574,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.50
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 136 ft²

Patio · 336 ft²

Porch · 368 ft²

CLIMATE RISK

35 FLOOD	24 WILDFIRE	90 HEAT	88 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.7 mi
James Lawson High School	High	9–12	5.2 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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