

Single Family Residence

RESIDENTIAL

613 RIVER ROUGE DR

NASHVILLE, TN 37209

\$525,000

TopHap Estimate · \$324 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,619 ft²

LIVING AREA

0.26 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$525K

\$472K low

\$578K high

Last Sale

\$500,000 · Oct 30, 2025

Est. Owner Equity

\$50,000

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$3,083 (2025)
Assessed Value	\$109,575
Previous Assessed	\$86,225
Assessor Market Value	\$438,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.26
Foundation	Raised (Unspecified)
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central

Patio · 120 ft²

Porch · 72 ft²

CLIMATE RISK

78

FLOOD

13

WILDFIRE

90

HEAT

88

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2025	Resale	Warranty Deed	\$500,000	\$309	\$475K
Mar 25, 2019	Resale	Warranty Deed	\$340,000	\$210	\$306K
Sep 27, 2018	Resale	Warranty Deed	\$205,000	\$127	\$228K
May 31, 2018	Resale	Warranty Deed	\$215,000	\$133	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.2 mi
H. G. Hill Middle School	Middle	6–8	2.6 mi
James Lawson High School	High	9–12	5.1 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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