

Condominium **RESIDENTIAL**

**612 RIVER ROUGE DR**  
NASHVILLE, TN 37209



**3**

BEDS

**2**

BATHS

**1,750 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**VALUATION**

Last Sale

**\$485,000 · Apr 7, 2022**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,225 (2025)</b> |
| Assessed Value        | <b>\$114,600</b>      |
| Previous Assessed     | <b>\$81,425</b>       |
| Assessor Market Value | <b>\$458,400</b>      |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Condominium      |
| County        | Davidson         |
| Heating       | Central          |
| Cooling       | Central          |
| Garage        | Garage, Detached |

Deck · 230 ft²

Patio · 255 ft²

Porch · 54 ft²

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>89</b><br>FLOOD | <b>24</b><br>WILDFIRE | <b>90</b><br>HEAT | <b>88</b><br>STORM | <b>16</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Mar 6, 2026  | Quitclaim | Quit Claim Transfer |           |        |        |
| Mar 22, 2022 | Resale    | Warranty Deed       | \$485,000 | \$277  | \$341K |

## 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

|                           |                             |                             |                                    |                         |                        |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>39,607</b><br>POPULATION | <b>\$76K</b><br>MEDIAN IN-<br>COME | <b>58°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|