

Rural Residence

RESIDENTIAL

1622 RICKMAN MONTEREY HWY

RICKMAN, TN 38580

\$740,955 TopHap Estimate · \$314 / ft² · confidence 84 · as of Jul 14, 2026

2

BATHS

2,360 ft²

LIVING AREA

60.08 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$741K

\$619K low

\$863K high

Last Sale

\$560,000 · May 22, 2015

Est. Owner Equity

\$323,955

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax

\$2,405 (2024)

Assessed Value

\$106,950

Previous Assessed

\$106,950

Assessor Market Value

\$540,300

PROPERTY FACTS

Property Type	Rural Residence
County	Overton
Lot (acres)	60.08
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Package
Fireplace	Yes
Garage	Mixed
Pool	No

Stable

Shed

Patio · 320 ft²

Porch · 456 ft²

CLIMATE RISK

97 FLOOD	41 WILDFIRE	85 HEAT	98 STORM	3 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2015	Resale	Warranty Deed	\$560,000	\$237	
Jun 30, 2005	Resale	Grant Deed	\$350,000	\$148	
Oct 4, 1999	Non-arms-length	Grant Deed	\$124,000	\$53	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rickman Elementary School	Elementary	PK–8	3.1 mi
Livingston Academy	High	9–12	10.9 mi

District: Overton 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 38580

85 CRIME INDEX	105 AIR POLLUTION	2,146 POPULATION	\$64K MEDIAN IN-COME	56°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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