

Single Family Residence **RESIDENTIAL**

2539 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$393,565 TopHap Estimate · \$223 / ft² · confidence 87 · as of Jul 14, 2026



3

BATHS

1,767 ft²

LIVING AREA

3.62 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$394K

\$344K low

\$443K high

Last Sale

\$465,000 · Jun 28, 2022

Est. Owner Equity

\$247,565

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$1,458 (2025)
Assessed Value	\$62,025
Previous Assessed	\$62,025
Assessor Market Value	\$248,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	3.62
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Package
Garage	Garage, Finished
Pool	No

Deck · 280 ft²

Patio · 280 ft²

Porch · 400 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2022	Resale	Warranty Deed	\$465,000	\$263	\$146K
Sep 29, 2016	Resale	Warranty Deed	\$230,000	\$130	\$238K
Nov 30, 2009	Recorded document	Grant Deed			
Mar 1, 2007	Resale	Warranty Deed	\$39,000	\$22	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.8 mi
Grainger Academy	High	9–12	8.4 mi
Rutledge Middle School	Middle	7–8	8.5 mi

District: Grainger 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 37861

120 CRIME INDEX	114 AIR POLLUTION	9,741 POPULATION	\$51K MEDIAN IN-COME	57°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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