

Single Family Residence

RESIDENTIAL

637 RIVER ROUGE DR

NASHVILLE, TN 37209

\$750,120 TopHap Estimate · \$324 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

2,313 ft²
LIVING AREA

0.48 ac
LOT SIZE

1963
YEAR BUILT

1
STORIES

6
ROOMS

4
PARKING

VALUATION

\$750K

\$699K low

\$801K high

Est. Owner Equity

\$750,120

TAX & ASSESSMENT

Property Tax	\$4,769 (2025)
Assessed Value	\$169,475
Previous Assessed	\$90,975
Assessor Market Value	\$677,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	DAVIDSON
Lot (acres)	0.48
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 240 ft²

Porch · 28 ft²

CLIMATE RISK

35

FLOOD

22

WILDFIRE

90

HEAT

88

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2026	Financing	Executors Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.8 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
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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