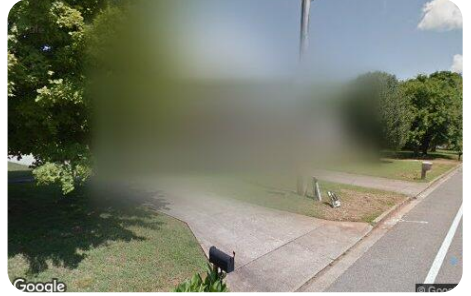


Single Family Residence **RESIDENTIAL**

806 RIVER ROCK BLVD

MURFREESBORO, TN 37128

\$474,510 TopHap Estimate · \$191 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,482 ft²

LIVING AREA

0.8 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

VALUATION

\$475K

\$437K low

\$512K high

Est. Owner Equity

\$474,510

TAX & ASSESSMENT

Assessed Value	\$97,575
Previous Assessed	\$97,575
Assessor Market Value	\$387,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Rutherford
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Rock / Gravel
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 825 ft²

Porch · 357 ft²

CLIMATE RISK

1
FLOOD

26
WILDFIRE

90
HEAT

93
STORM

35
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cason Lane Academy	Elementary	PK–6	0.9 mi
Rockvale High School	High	9–12	5.0 mi
Rockvale Middle School	Middle	6–8	5.1 mi

District: Murfreesboro City Elementary 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 37128

92 CRIME INDEX	120 AIR POLLUTION	71,270 POPULATION	\$93K MEDIAN IN-COME	59°F AVG TEMP	56% SUNSHINE
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------