

Single Family Residence

RESIDENTIAL

623 RIVER ROUGE DR

NASHVILLE, TN 37209

\$646,657 TopHap Estimate · \$308 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

1

BATHS

2,099 ft²

LIVING AREA

0.57 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$647K

\$575K low

\$718K high

Est. Owner Equity

\$301,657

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$4,093 (2025)
Assessed Value	\$145,450
Previous Assessed	\$73,950
Assessor Market Value	\$581,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.57
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 184 ft²

Porch · 168 ft²

CLIMATE RISK

35
FLOOD

21
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 16, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.7 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

125 CRIME INDEX	101 AIR POLLUTION	39,607 POPULATION	\$76K MEDIAN IN-COME	58°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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