

Duplex (2 Units, Any Combination)

RESIDENTIAL

518 RIVER ROUGE DR

NASHVILLE, TN 37209



2

BEDS

2

BATHS

1,711 ft²

LIVING AREA

0.34 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

6

ROOMS

TAX & ASSESSMENT

Property Tax	\$5,323 (2025)
Assessed Value	\$189,160
Previous Assessed	\$134,120
Assessor Market Value	\$472,900

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Davidson
Lot (acres)	0.34

Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

86 FLOOD	23 WILDFIRE	90 HEAT	88 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 30, 2019	Quitclaim	Quit Claim Transfer			
Jun 27, 2006	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	2.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner