

Single Family Residence

RESIDENTIAL

804 RIVER RUN

CLARKSVILLE, TN 37043

\$639,045

TopHap Estimate · \$197 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

3,236 ft²

LIVING AREA

0.84 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

VALUATION

\$639K

\$604K low

\$674K high

Last Sale

\$635,000 · Aug 20, 2025

Est. Owner Equity

\$639,045

TAX & ASSESSMENT

Property Tax	\$4,831 (2025)
Assessed Value	\$151,125
Previous Assessed	\$159,975
Assessor Market Value	\$604,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Montgomery
Lot (acres)	0.84
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Package
Fireplace	Yes
Garage	Garage, Detached

Deck · 216 ft²

Patio · 216 ft²

Porch · 622 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2025	Resale	Warranty Deed	\$635,000	\$196	
Feb 26, 2024	Financing	Intrafamily Transfer			
May 15, 1991	Resale	Grant Deed	\$182,413	\$56	
Jul 25, 1988	Resale	Grant Deed	\$169,500	\$52	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rossvie Elementary School	Elementary	PK–5	2.0 mi
Rossvie Middle School	Middle	6–8	2.1 mi
Rossvie High School	High	9–12	2.2 mi

District: Montgomery 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 37043

80 CRIME INDEX	89 AIR POLLUTION	57,523 POPULATION	\$91K MEDIAN IN-COME	58°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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