

Single Family Residence

RESIDENTIAL

806 RIVER RUN

CLARKSVILLE, TN 37043

\$583,720

TopHap Estimate · \$184 / ft² · confidence 93 · as of Jul 14, 2026



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BATHS

3,180 ft²

LIVING AREA

0.81 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

VALUATION

\$584K

\$546K low

\$622K high

Last Sale

\$172,000 · Nov 13, 1992

Est. Owner Equity

\$378,220

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,678 (2025)
Assessed Value	\$154,900
Previous Assessed	\$154,900
Assessor Market Value	\$619,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Montgomery
Lot (acres)	0.81
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached

Deck · 15 ft²

Patio · 459 ft²

Porch · 493 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2024	Financing	Intrafamily Transfer			
Nov 13, 1992	Resale	Grant Deed	\$172,000	\$54	

ASSIGNED SCHOOLS

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

District: Montgomery County School District



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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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