

Single Family Residence **RESIDENTIAL**

# 812 RIVER RUN

CLARKSVILLE, TN 37043

**\$806,273** TopHap Estimate · \$161 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3.5**

BATHS

**5,017 ft<sup>2</sup>**

LIVING AREA

**1.81 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$806K**

\$732K low

\$880K high

Last Sale

**\$800,000 · Jun 24, 2025**

Est. Owner Equity

**\$46,273**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,938 (2025) |
| Assessed Value        | \$180,200      |
| Previous Assessed     | \$163,525      |
| Assessor Market Value | \$720,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Montgomery              |
| Lot (acres)   | 1.81                    |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Package                 |
| Fireplace     | Yes                     |

Deck · 28 ft²

Patio · 418 ft²

Porch · 307 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 20, 2025 | Resale    | Warranty Deed       | \$800,000 | \$159  | \$760K |
| Feb 10, 2015 | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 10, 1993 | Resale    | Grant Deed          | \$182,500 | \$36   |        |
| Jul 12, 1993 | Resale    | Grant Deed          | \$178,200 | \$36   |        |
| Jul 21, 1988 | Resale    | Grant Deed          | \$179,587 | \$36   |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Rossview Elementary School | Elementary | PK–5   | 2.1 mi   |
| Rossview Middle School     | Middle     | 6–8    | 2.2 mi   |
| Rossview High School       | High       | 9–12   | 2.3 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>80</div> <div>CRIME INDEX</div> | <div>89</div> <div>AIR POLLUTION</div> | <div>57,523</div> <div>POPULATION</div> | <div>\$91K</div> <div>MEDIAN IN-COME</div> | <div>58°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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