

Single Family Residence **RESIDENTIAL**

840 RIVER RUN

CLARKSVILLE, TN 37043

\$864,846 TopHap Estimate · \$194 / ft² · confidence 78 · as of Jul 14, 2026



4,449 ft²
LIVING AREA

1.3 ac
LOT SIZE

2012
YEAR BUILT

2
STORIES

VALUATION

\$865K

\$677K low

\$1.1M high

Last Sale

\$599,000 · Oct 21, 2013

Est. Owner Equity

\$129,146

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$7,405 (2025)
Assessed Value	\$245,200
Previous Assessed	\$245,200
Assessor Market Value	\$980,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Montgomery
Lot (acres)	1.30
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Package
Fireplace	Yes
Garage	Garage, Attached

Deck · 104 ft²

Patio · 104 ft²

Porch · 844 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 13, 2021	Financing	Intrafamily Transfer			
Oct 18, 2013	Resale	Warranty Deed	\$599,000	\$135	\$479K
Oct 17, 2011	Resale	Warranty Deed	\$46,000	\$10	\$360K
Sep 26, 2005	Resale	Warranty Deed	\$45,000	\$10	
Apr 12, 2004	Financing	Trustees Deed			\$285K
Jul 19, 1991	Resale	Grant Deed	\$32,500	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rossvie Elementary School	Elementary	PK–5	2.3 mi
Rossvie Middle School	Middle	6–8	2.4 mi
Rossvie High School	High	9–12	2.5 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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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