

Single Family Residence **RESIDENTIAL**

1306 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$520,885 TopHap Estimate · \$211 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

2,467 ft²

LIVING AREA

3.9 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$521K

\$457K low

\$585K high

Est. Owner Equity

\$358,885

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$1,620 (2025)
Assessed Value	\$68,925
Previous Assessed	\$63,250
Assessor Market Value	\$275,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	3.90
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Detached
Pool	No

Deck · 128 ft²

Patio · 548 ft²

Porch · 546 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2014	Resale	Warranty Deed	\$257,500	\$104	\$120K
Oct 27, 2008	Quitclaim	Quit Claim Transfer			
Jan 21, 2005	Financing	Trustees Deed			\$232K
Mar 4, 2004	Resale	Grant Deed	\$21,000	\$9	
Aug 16, 2001	Resale	Grant Deed	\$14,000	\$6	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.0 mi
Grainger Academy	High	9–12	7.5 mi
Rutledge Middle School	Middle	7–8	7.6 mi

District: Grainger 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 37861

120 CRIME INDEX	114 AIR POLLUTION	9,741 POPULATION	\$51K MEDIAN IN-COME	57°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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