

Rural Residence

RESIDENTIAL

64 RIVER RANCH RD

DUNLAP, TN 37327

\$582,203 TopHap Estimate · \$253 / ft² · confidence 91 · as of Jul 14, 2026

2

BATHS

2,304 ft²

LIVING AREA

28.14 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$582K

\$531K low

\$634K high

Last Sale

\$125,000 · Jul 14, 2026

Est. Owner Equity

\$483,228

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax

\$1,111 (2025)

Assessed Value

\$60,475

Previous Assessed

\$60,475

Assessor Market Value

\$685,200

PROPERTY FACTS

Property Type	Rural Residence
County	SEQUATCHIE
Lot (acres)	28.14
Roof	Metal
Heating	Yes
Cooling	Package
Garage	Garage, Unfinished
Pool	No

Deck · 168 ft²

Patio · 424 ft²

Porch · 960 ft²

CLIMATE RISK

74 FLOOD	34 WILDFIRE	88 HEAT	97 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2026	Resale	Warranty Deed	\$125,000	\$54	
Jul 10, 2026	Financing	Warranty Deed			
Apr 17, 2026	Financing	Mortgage			\$100K
Mar 12, 2025	Resale	Warranty Deed	\$160,000	\$69	
Oct 5, 2008	Resale	Warranty Deed	\$273,971	\$119	\$320K
Sep 17, 2004	Resale	Warranty Deed	\$117,000	\$51	\$105K
Mar 21, 2003	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequatchie County High School	High	9–12	2.9 mi
Sequatchie County Middle School	Middle	5–8	2.9 mi
Griffith Elementary School	Elementary	PK–4	3.0 mi

District: Sequatchie 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 37327

117 CRIME INDEX	125 AIR POLLUTION	12,162 POPULATION	\$55K MEDIAN IN-COME	57°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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