

Single Family Residence

RESIDENTIAL

823 RIVER RUN

CLARKSVILLE, TN 37043

\$778,176

TopHap Estimate · \$178 / ft² · confidence 96 · as of Jul 14, 2026



4

BATHS

4,376 ft²

LIVING AREA

0.68 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

VALUATION

\$778K

\$743K low

\$813K high

Last Sale

\$775,000 · Jun 14, 2024

Est. Owner Equity

\$106,889

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$5,968 (2025)
Assessed Value	\$197,600
Previous Assessed	\$197,600
Assessor Market Value	\$790,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Montgomery
Lot (acres)	0.68
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes

Patio · 920 ft²

Porch · 934 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2024	Resale	Warranty Deed	\$775,000	\$177	\$671K
Sep 12, 2018	Resale	Warranty Deed	\$500,000	\$114	\$425K
Jul 22, 2002	Resale	Grant Deed	\$420,000	\$96	
Sep 13, 1989	Resale	Grant Deed	\$30,000	\$7	
Aug 21, 1989	Resale	Grant Deed	\$30,000	\$7	
Aug 16, 1989	Resale	Grant Deed	\$32,500	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rossvie Elementary School	Elementary	PK–5	2.1 mi
Rossvie Middle School	Middle	6–8	2.2 mi
Rossvie 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

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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