

Single Family Residence **RESIDENTIAL**

616 RIVER ROCK BLVD

MURFREESBORO, TN 37128

\$541,025 TopHap Estimate · \$216 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,504 ft²

LIVING AREA

1.05 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

VALUATION

\$541K

\$498K low

\$584K high

Last Sale

\$537,500 · Jun 3, 2025

Est. Owner Equity

\$111,025

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$2,818 (2025)
Assessed Value	\$99,625
Previous Assessed	\$99,625
Assessor Market Value	\$398,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Rutherford
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Rock / Gravel
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 224 ft²

Porch · 156 ft²

CLIMATE RISK

1
FLOOD

16
WILDFIRE

90
HEAT

93
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2025	Resale	Warranty Deed	\$537,500	\$215	\$430K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cason Lane Academy	Elementary	PK–6	1.1 mi
Rockvale High School	High	9–12	5.2 mi
Rockvale Middle School	Middle	6–8	5.3 mi

District: Murfreesboro City Elementary 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 37128

92 CRIME INDEX	120 AIR POLLUTION	71,270 POPULATION	\$93K MEDIAN IN-COME	59°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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