

Single Family Residence **RESIDENTIAL**

2618 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$394,873 TopHap Estimate · \$221 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,786 ft²

LIVING AREA

2.58 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$395K

\$346K low

\$444K high

Last Sale

\$38,000 · Oct 7, 2002

Est. Owner Equity

\$394,873

TAX & ASSESSMENT

Property Tax	\$1,629 (2025)
Assessed Value	\$69,325
Previous Assessed	\$69,325
Assessor Market Value	\$277,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	2.58
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Deck · 90 ft²

Patio · 426 ft²

Porch · 168 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.9 mi
Grainger Academy	High	9–12	8.5 mi
Rutledge Middle School	Middle	7–8	8.6 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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