

Single Family Residence

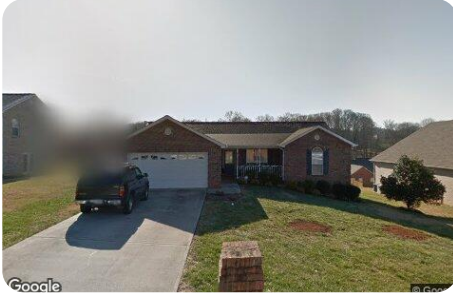
**RESIDENTIAL**

# 6212 RIVERS RUN DR

KNOXVILLE, TN 37914

**\$394,843**

TopHap Estimate · \$209 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,885 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$395K**

\$339K low

\$451K high

Last Sale

**\$133,000 · Aug 18, 1998**

Est. Owner Equity

**\$204,843**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$904 (2025) |
| Assessed Value        | \$58,150     |
| Previous Assessed     | \$58,150     |
| Assessor Market Value | \$232,600    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Knox                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 144 ft²

Porch · 144 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|------------|-----------|--------|--------|
| Aug 18, 1998 | Resale          | Grant Deed | \$133,000 | \$71   | \$126K |
| Dec 12, 1997 | Non-arms-length | Grant Deed | \$22,000  | \$12   |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Sunnyview Primary School | Elementary | PK–2   | 2.0 mi   |
| Carter Middle School     | Middle     | 6–8    | 6.0 mi   |
| Carter High School       | High       | 9–12   | 6.0 mi   |

District: Knox 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 37914

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>137</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>21,865</b><br>POPULATION | <b>\$56K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|