

Single Family Residence

**RESIDENTIAL**

# 831 RIVER RUN

CLARKSVILLE, TN 37043

**\$784,149**

TopHap Estimate · \$182 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**5**

BATHS

**4,312 ft<sup>2</sup>**

LIVING AREA

**0.72 ac**

LOT SIZE

**1989**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$784K**

\$685K low

\$883K high

Last Sale

**\$495,000 · Nov 14, 2014**

Est. Owner Equity

**\$298,937**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,652 (2025) |
| Assessed Value        | \$187,125      |
| Previous Assessed     | \$187,125      |
| Assessor Market Value | \$748,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Montgomery              |
| Lot (acres)   | 0.72                    |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Package                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Deck · 400 ft²

Patio · 420 ft²

Porch · 52 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Nov 14, 2014 | Resale          | Grant Deed    | \$495,000 | \$115  | \$485K |
| May 29, 2007 | Resale          | Warranty Deed | \$397,500 | \$92   | \$318K |
| May 11, 2004 | Resale          | Warranty Deed | \$332,000 | \$77   | \$266K |
| May 12, 2004 | Resale          | Grant Deed    | \$332,000 | \$77   |        |
| Aug 23, 2001 | Resale          | Grant Deed    | \$299,000 | \$69   |        |
| Jul 21, 1998 | Non-arms-length | Grant Deed    | \$285,000 | \$66   |        |
| Jun 3, 1997  | Resale          | Grant Deed    | \$255,000 | \$59   | \$40K  |
| Jun 4, 1996  | Resale          | Grant Deed    | \$255,000 | \$59   | \$242K |
| Mar 8, 1994  | Resale          | Grant Deed    | \$255,000 | \$59   | \$39K  |
| Mar 4, 1994  | Resale          | Grant Deed    | \$255,000 | \$59   |        |
| Feb 26, 1989 | Non-arms-length | Grant Deed    | \$1,000   | \$0    |        |
| Mar 24, 1988 | Non-arms-length | Grant Deed    | \$27,000  | \$6    |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Rossview Elementary School | Elementary | PK–5   | 2.1 mi   |
| Rossview Middle School     | Middle     | 6–8    | 2.3 mi   |
| Rossview High School       | High       | 9–12   | 2.4 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>80</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>57,523</b><br>POPULATION | <b>\$91K</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 | Owner occupied |
|-----------|----------------|