

Single Family Residence **RESIDENTIAL**

2650 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$654,595 TopHap Estimate · \$238 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

2,754 ft²

LIVING AREA

3.06 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$655K

\$596K low

\$713K high

Last Sale

\$450,000 · Sep 28, 2020

Est. Owner Equity

\$122,675

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,623 (2025)
Assessed Value	\$111,600
Previous Assessed	\$111,600
Assessor Market Value	\$446,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	3.06
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Package
Garage	Garage, Finished
Pool	No

Deck · 275 ft²

Shed · 300 ft²

Patio · 667 ft²

Porch · 119 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 21, 2023	Non-arms-length	Warranty Deed	\$664,900	\$241	\$532K
Sep 25, 2020	Resale	Warranty Deed	\$450,000	\$163	\$466K
Sep 19, 2002	Resale	Grant Deed	\$44,000	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	6.0 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	Absentee owner
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