

Single Family Residence

**RESIDENTIAL**

# 172 RIVERBEND DR

DAYTON, TN 37321

**\$730,903** TopHap Estimate · \$303 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BATHS

**2,413 ft<sup>2</sup>**

LIVING AREA

**0.76 ac**

LOT SIZE

**1992**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$731K**

\$686K low

\$776K high

Last Sale

**\$470,000 · Jan 24, 2022**

Est. Owner Equity

**\$307,903**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,133 (2024) |
| Assessed Value        | \$158,175      |
| Previous Assessed     | \$80,250       |
| Assessor Market Value | \$632,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Rhea                    |
| Lot (acres)   | 0.76                    |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Pool          | No                      |

Patio · 160 ft²

Porch · 304 ft²

Boat access

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Jan 7, 2022  | Resale          | Warranty Deed | \$470,000 | \$195  | \$423K |
| Apr 20, 2021 | Non-arms-length | Warranty Deed | \$310,000 | \$128  | \$279K |
| Jan 11, 2008 | Financing       | Trustees Deed |           |        | \$100K |
| Sep 4, 1991  | Resale          | Grant Deed    | \$14,000  | \$6    |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Frazier Elementary School | Elementary | KG–5   | 1.8 mi   |
| Rhea Middle School        | Middle     | 6–8    | 8.5 mi   |
| Rhea County High School   | High       | 9–12   | 8.6 mi   |

District: Rhea 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 37321

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>114</div> <div>CRIME INDEX</div> | <div>114</div> <div>AIR POLLUTION</div> | <div>20,706</div> <div>POPULATION</div> | <div>\$63K</div> <div>MEDIAN IN-COME</div> | <div>58°F</div> <div>AVG TEMP</div> | <div>57%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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