

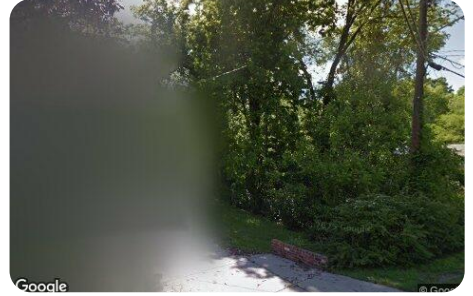
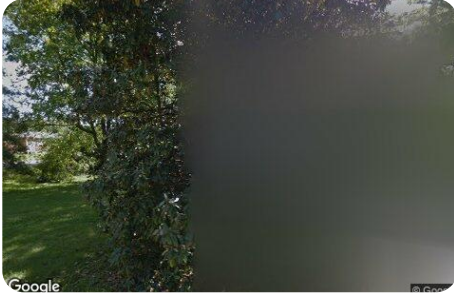
Single Family Residence

RESIDENTIAL

609 RIVER ROUGE DR

NASHVILLE, TN 37209

\$453,357 TopHap Estimate · \$266 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,702 ft²

LIVING AREA

0.32 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$453K

\$411K low

\$496K high

Last Sale

\$87,400 · Nov 22, 1993

Est. Owner Equity

\$403,357

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$3,071 (2025)
Assessed Value	\$109,125
Previous Assessed	\$79,850
Assessor Market Value	\$436,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.32
Foundation	Raised (Unspecified)
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Patio · 180 ft²

CLIMATE RISK

81
FLOOD

13
WILDFIRE

90
HEAT

88
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 22, 1993	Resale	Grant Deed	\$87,400	\$51	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.2 mi
H. G. Hill Middle School	Middle	6–8	2.6 mi
James Lawson High School	High	9–12	5.1 mi

District: Nashville-Davidson 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 37209

125 CRIME INDEX	101 AIR POLLUTION	39,607 POPULATION	\$76K MEDIAN IN-COME	58°F AVG TEMP	56% SUNSHINE
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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