

Single Family Residence **RESIDENTIAL**

506 RIVER ROUGE DR

NASHVILLE, TN 37209

\$456,403 TopHap Estimate · \$256 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,781 ft²

LIVING AREA

0.31 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$456K

\$425K low

\$488K high

Last Sale

\$109,267 · Sep 4, 1998

Est. Owner Equity

\$156,103

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,198 (2025)
Assessed Value	\$113,650
Previous Assessed	\$72,475
Assessor Market Value	\$454,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.31
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Shed · 120 ft²

Porch · 60 ft²

CLIMATE RISK

1
FLOOD

20
WILDFIRE

90
HEAT

88
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 1998	Resale	Grant Deed	\$109,267	\$61	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.2 mi
James Lawson High School	High	9–12	5.2 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
-----------	-----------------------