

Single Family Residence

RESIDENTIAL

626 RIVER ROUGE DR

NASHVILLE, TN 37209

\$454,623

TopHap Estimate · \$313 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,451 ft²

LIVING AREA

0.23 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$455K

\$428K low

\$482K high

Last Sale

\$8,099,107 · Jun 5, 2023

Est. Owner Equity

\$454,623

TAX & ASSESSMENT

Property Tax	\$2,912 (2025)
Assessed Value	\$103,475
Previous Assessed	\$76,250
Assessor Market Value	\$413,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.23
Foundation	Raised (Unspecified)
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Garage	Mixed
Pool	No

Deck · 168 ft²

Porch · 30 ft²

CLIMATE RISK

1

FLOOD

21

WILDFIRE

90

HEAT

88

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2023	Resale	Special Warranty Deed	\$8,099,107	\$5582	
Aug 26, 2022	Resale	Warranty Deed	\$535,000	\$369	\$428K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.2 mi
H. G. Hill Middle School	Middle	6–8	2.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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