

Single Family Residence **RESIDENTIAL**

827 JOHN R RICE BLVD

MURFREESBORO, TN 37129

\$389,277 TopHap Estimate · \$193 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

2,014 ft²

LIVING AREA

0.48 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

VALUATION

\$389K

\$379K low

\$400K high

Last Sale

\$89,000 · Feb 6, 2002

Est. Owner Equity

\$177,839

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$1,369 (2025)
Assessed Value	\$72,950
Previous Assessed	\$72,950
Assessor Market Value	\$291,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Rutherford
Lot (acres)	0.48
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Rock / Gravel
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 260 ft²

Porch · 110 ft²

CLIMATE RISK

1

FLOOD

10

WILDFIRE

90

HEAT

92

STORM

35

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2018	Non-arms-length	Warranty Deed	\$200,000	\$99	\$196K
Feb 6, 2002	Resale	Grant Deed	\$89,000	\$44	
Mar 18, 1996	Resale	Grant Deed	\$80,000	\$40	\$85K
Nov 1, 1994	Resale	Grant Deed	\$80,000	\$40	
Oct 31, 1994	Non-arms-length	Grant Deed	\$80,000	\$40	\$82K
Dec 21, 1989	Resale	Grant Deed	\$69,900	\$35	
Sep 11, 1989	Non-arms-length	Grant Deed	\$60,000	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blackman Elementary School	Elementary	KG–5	0.9 mi
Blackman High School	High	9–12	1.1 mi
Blackman Middle School	Middle	6–8	1.2 mi

District: Rutherford 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 37129

81 CRIME INDEX	120 AIR POLLUTION	69,904 POPULATION	\$90K MEDIAN IN-COME	59°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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