

Single Family Residence

RESIDENTIAL

531 RIVER ROUGE DR

NASHVILLE, TN 37209

\$522,667 TopHap Estimate · \$242 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,163 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$523K

\$494K low

\$551K high

Last Sale

\$513,505 · Jan 31, 2024

Est. Owner Equity

\$217,667

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,546 (2025)
Assessed Value	\$126,000
Previous Assessed	\$114,975
Assessor Market Value	\$504,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.23
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 192 ft²

Porch · 60 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	90 HEAT	88 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2024	Resale	Warranty Deed	\$513,505	\$237	\$305K
Mar 29, 2017	Resale	Grant Deed	\$344,400	\$159	
Feb 24, 2016	Resale	Warranty Deed	\$150,000	\$69	\$207K
Oct 3, 2001	Quitclaim	Quit Claim Transfer			\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.2 mi
H. G. Hill Middle School	Middle	6–8	2.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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