

Single Family Residence

RESIDENTIAL

534 RIVER ROUGE DR

NASHVILLE, TN 37209

\$522,134 TopHap Estimate · \$227 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,301 ft²

LIVING AREA

0.34 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$522K

\$492K low

\$553K high

Last Sale

\$99,900 · Nov 17, 1994

Est. Owner Equity

\$424,005

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$3,361 (2025)
Assessed Value	\$119,425
Previous Assessed	\$80,275
Assessor Market Value	\$477,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.34
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Porch · 90 ft²

CLIMATE RISK

89 FLOOD	24 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
Nov 27, 1996	Resale	Grant Deed	\$99,900	\$43	\$98K
Nov 17, 1994	Non-arms-length	Grant Deed	\$76,000	\$33	\$102K
Dec 26, 1990	Resale	Grant Deed	\$76,000	\$33	

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	5.2 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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