

Single Family Residence **RESIDENTIAL**

2506 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$519,126 TopHap Estimate · \$229 / ft² · confidence 88 · as of Jul 14, 2026



3

BATHS

2,269 ft²

LIVING AREA

3.41 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$519K

\$458K low

\$581K high

Last Sale

\$39,000 · Nov 26, 2001

Est. Owner Equity

\$93,426

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,087 (2025)
Assessed Value	\$88,825
Previous Assessed	\$88,825
Assessor Market Value	\$355,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	3.41
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Shed

Porch · 438 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2019	Quitclaim	Quit Claim Transfer			
Nov 26, 2001	Resale	Grant Deed	\$39,000	\$17	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.8 mi
Grainger Academy	High	9–12	8.5 mi
Rutledge Middle School	Middle	7–8	8.6 mi

District: Grainger 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 37861

120 CRIME INDEX	114 AIR POLLUTION	9,741 POPULATION	\$51K MEDIAN IN-COME	57°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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