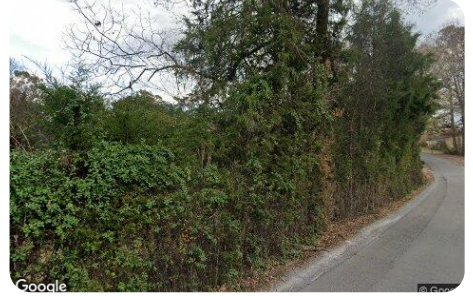


Single Family Residence **RESIDENTIAL**

305 HOWELL RIVER RD

RUTLEDGE, TN 37861

\$369,486 TopHap Estimate · \$166 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

2,220 ft²

LIVING AREA

1.3 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$369K

\$345K low

\$394K high

Est. Owner Equity

\$208,986

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$1,197 (2025)
Assessed Value	\$50,925
Previous Assessed	\$50,925
Assessor Market Value	\$203,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	1.30
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Package
Fireplace	Yes
Garage	Garage, Unfinished
Pool	No

Deck · 290 ft²

Patio · 290 ft²

Porch · 720 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 1989	Non-arms-length	Grant Deed	\$300	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	4.2 mi
Grainger Academy	High	9–12	6.6 mi
Rutledge Middle School	Middle	7–8	6.7 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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