

Rural Residence

RESIDENTIAL

399 HOWELL RIVER RD

RUTLEDGE, TN 37861

\$312,415 TopHap Estimate · \$407 / ft² · confidence 93 · as of Jul 14, 2026



1

BATHS

768 ft²

LIVING AREA

49 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

VALUATION

\$312K

\$291K low

\$334K high

Est. Owner Equity

\$186,259

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$578 (2025)
Assessed Value	\$24,575
Previous Assessed	\$24,575
Assessor Market Value	\$185,300

PROPERTY FACTS

Property Type	Rural Residence
County	Grainger
Lot (acres)	49.00
Foundation	Footing
Roof	Composition Shingle
Heating	None
Cooling	None
Pool	No

Shed · 1,200 ft²

Porch · 138 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 23, 2015	Quitclaim	Quit Claim Transfer			
Jul 11, 2014	Financing	Trustees Deed			\$126K
Mar 21, 2014	Non-arms-length	Warranty Deed	\$5,000	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	4.2 mi
Grainger Academy	High	9–12	6.5 mi
Rutledge Middle School	Middle	7–8	6.6 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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