

Single Family Residence **RESIDENTIAL**

# 630 RIVER ROUGE DR

NASHVILLE, TN 37209

**\$444,657** TopHap Estimate · \$242 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,840 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**4**

PARKING

## VALUATION

**\$445K**

\$408K low

\$481K high

Last Sale

**\$179,000 · Aug 26, 2008**

Est. Owner Equity

**\$343,157**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,334 (2025) |
| Assessed Value        | \$118,475      |
| Previous Assessed     | \$80,500       |
| Assessor Market Value | \$473,900      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Bi-Level                   |
| County        | Davidson                   |
| Lot (acres)   | 0.21                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Roll Tar & Gravel          |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Mixed                      |
| Pool          | No                         |

Deck · 240 ft²

Porch · 48 ft²

## CLIMATE RISK

**1**  
FLOOD

**24**  
WILDFIRE

**90**  
HEAT

**88**  
STORM

**16**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| May 10, 2023 | Financing       | Intrafamily Transfer |           |        |        |
| Aug 22, 2008 | Resale          | Warranty Deed        | \$179,000 | \$97   | \$102K |
| Nov 6, 2000  | Resale          | Grant Deed           | \$90,000  | \$49   | \$93K  |
| May 8, 2000  | Non-arms-length | Trustees Deed        | \$129,231 | \$70   |        |
| Jun 26, 1997 | Non-arms-length | Grant Deed           | \$122,500 | \$67   |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Charlotte Park Elementary School | Elementary | KG–5   | 0.2 mi   |
| H. G. Hill Middle School         | Middle     | 6–8    | 2.7 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>39,607</b><br>POPULATION | <b>\$76K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|