

Single Family Residence

RESIDENTIAL

535 RIVER ROUGE DR

NASHVILLE, TN 37209

\$499,995 TopHap Estimate · \$286 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,750 ft²

LIVING AREA

0.26 ac

LOT SIZE

1963

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$500K

\$457K low

\$543K high

Last Sale

\$104,900 · Aug 19, 2011

Est. Owner Equity

\$397,755

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$3,055 (2025)
Assessed Value	\$108,550
Previous Assessed	\$68,550
Assessor Market Value	\$434,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Davidson
Lot (acres)	0.26
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	11 WILDFIRE	90 HEAT	88 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 22, 2011	Resale	Corporation Deed	\$104,900	\$60	\$102K
Dec 3, 2010	Foreclosure sale	Trustees Deed	\$92,341	\$53	
Feb 13, 2007	Financing	Intrafamily Transfer			\$132K

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	5.1 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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