

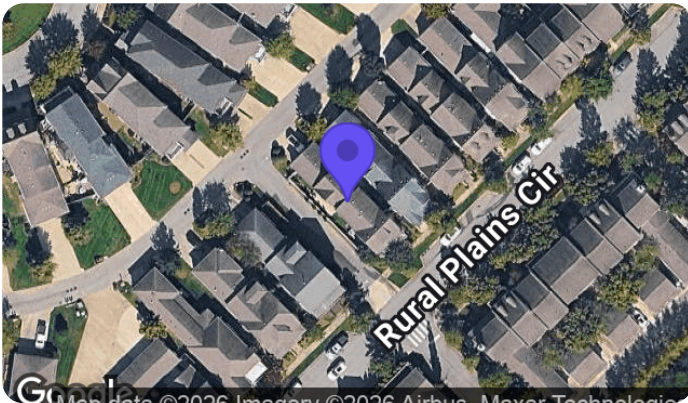
Single Family Residence

RESIDENTIAL

1015 RURAL PLAINS CIR

FRANKLIN, TN 37064

\$1,067,793 TopHap Estimate · \$433 / ft² · confidence 86 · as of Jul 14, 2026



2,468 ft²
LIVING AREA

4,321 ft²
LOT SIZE

2012
YEAR BUILT

2
STORIES

VALUATION

\$1.1M

\$921K low

\$1.2M high

Last Sale

\$1,030,000 · Jun 5, 2025

Est. Owner Equity

\$262,793

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$3,702 (2025)
Assessed Value	\$236,350
Previous Assessed	\$236,350
Assessor Market Value	\$945,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Raised (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	19 WILDFIRE	29 DROUGHT
------------	----------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

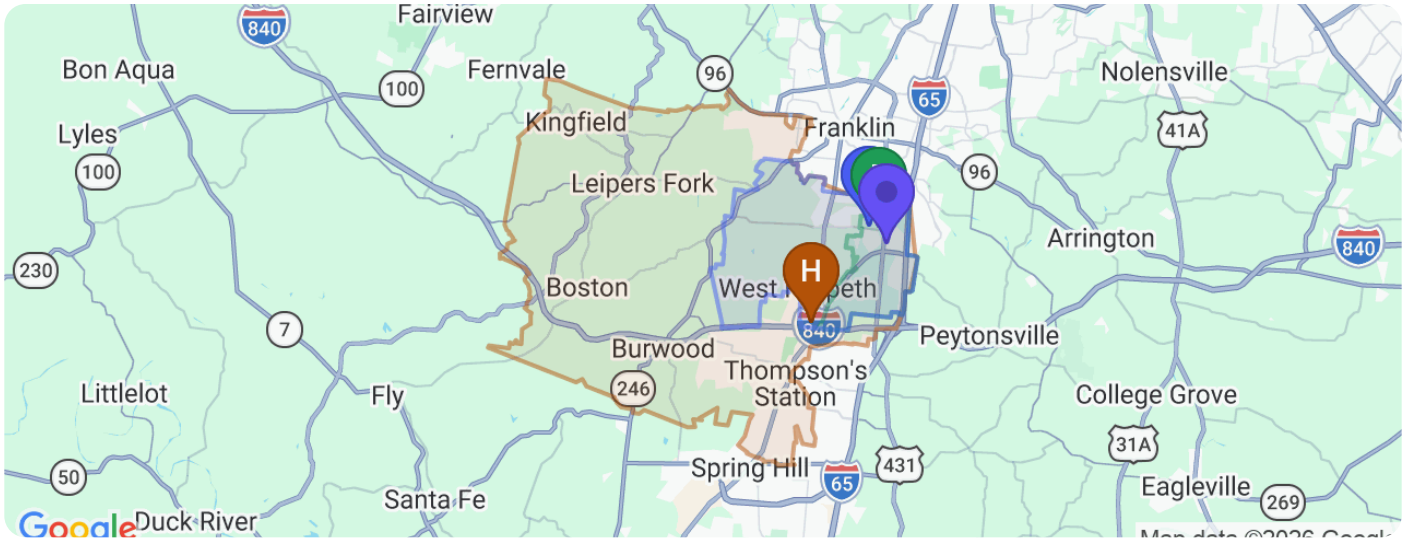
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2025	Resale	Warranty Deed	\$1,030,000	\$417	\$805K
Oct 15, 2024	Resale	Warranty Deed	\$950,000	\$385	
Mar 2, 2016	Resale	Warranty Deed	\$449,000	\$182	\$442K
Mar 4, 2013	Resale	Grant Deed	\$378,900	\$154	\$303K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oak View Elementary School	Elementary	KG–5	0.7 mi
Legacy Middle School	Middle	6–8	0.8 mi
Independence High School	High	9–12	3.8 mi

District: Williamson 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 37064

98 CRIME INDEX	130 AIR POLLUTION	69,940 POPULATION	\$123K MEDIAN IN-COME	59°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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