

Rural Residence

RESIDENTIAL

1220 BUFFALO SPRINGS RD

RUTLEDGE, TN 37861

\$163,040 TopHap Estimate · \$133 / ft² · confidence 86 · as of Jul 14, 2026



1

BATHS

1,224 ft²

LIVING AREA

30.26 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

VALUATION

\$163K

\$141K low

\$185K high

Last Sale

\$160,000 · Oct 9, 2025

Est. Owner Equity

\$163,040

TAX & ASSESSMENT

Property Tax	\$658 (2025)
Assessed Value	\$28,000
Previous Assessed	\$28,000
Assessor Market Value	\$159,300

PROPERTY FACTS

Property Type	Rural Residence
County	Grainger
Lot (acres)	30.26
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Package
Pool	No

Deck · 80 ft²

Shed · 920 ft²

Patio · 80 ft²

Porch · 120 ft²

CLIMATE RISK

1
FLOOD

36
WILDFIRE

83
HEAT

89
STORM

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2025	Resale	Warranty Deed	\$160,000	\$131	
Dec 22, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grainger Academy	High	9–12	4.0 mi
Rutledge Middle School	Middle	7–8	4.1 mi
Rutledge Primary School	Elementary	PK–1	4.7 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
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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