

Single Family Residence

**RESIDENTIAL**

# 618 RIVER ROUGE DR

NASHVILLE, TN 37209

**\$439,324** TopHap Estimate · \$280 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,567 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$439K**

\$413K low

\$466K high

Last Sale

**\$147,900 · Jun 13, 2008**

Est. Owner Equity

**\$200,929**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

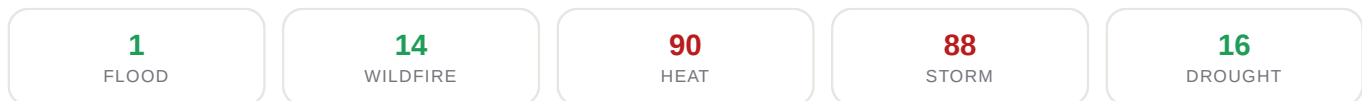
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,891 (2025) |
| Assessed Value        | \$102,725      |
| Previous Assessed     | \$74,050       |
| Assessor Market Value | \$410,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Davidson                |
| Lot (acres)   | 0.28                    |
| Foundation    | Raised (Unspecified)    |
| Roof          | Roll Tar & Gravel       |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

Patio · 150 ft²

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| May 23, 2013 | Financing | Intrafamily Transfer |           |        | \$111K |
| Apr 30, 2008 | Resale    | Warranty Deed        | \$147,900 | \$94   | \$118K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Charlotte Park Elementary School | Elementary | KG–5   | 0.2 mi   |
| H. G. Hill Middle School         | Middle     | 6–8    | 2.6 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

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

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

OWNERSHIP

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