

Single Family Residence **RESIDENTIAL**

296 WATER ST

RUTLEDGE, TN 37861

\$86,681 TopHap Estimate · \$104 / ft² · confidence 85 · as of Jul 14, 2026



1

BATHS

837 ft²

LIVING AREA

56 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$87K

\$74K low

\$100K high

Last Sale

\$24,500 · May 24, 1993

Est. Owner Equity

\$49,681

Loan-to-Value

50%

TAX & ASSESSMENT

Assessed Value	\$11,425
Previous Assessed	\$11,425
Assessor Market Value	\$45,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	56.00
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Porch · 152 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2008	Non-arms-length	Warranty Deed	\$37,000	\$44	\$37K
May 24, 1993	Resale	Grant Deed	\$24,500	\$29	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grainger County Adult High School	High	9–12	0.3 mi
Rutledge Primary School	Elementary	PK–1	0.4 mi
Rutledge Middle School	Middle	7–8	1.1 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
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Index values: 100 = US average; lower is better.