

Single Family Residence **RESIDENTIAL**

2766 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$383,809 TopHap Estimate · \$318 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,208 ft²

LIVING AREA

5.06 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$384K

\$336K low

\$431K high

Last Sale

\$139,000 · Jul 20, 2020

Est. Owner Equity

\$265,659

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$1,717 (2025)
Assessed Value	\$73,075
Previous Assessed	\$73,075
Assessor Market Value	\$292,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	5.06
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Mixed
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 16, 2020	Resale	Warranty Deed	\$139,000	\$115	\$118K
Aug 31, 2009	Resale	Warranty Deed	\$120,000	\$99	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	6.0 mi
Grainger Academy	High	9–12	8.4 mi
Rutledge Middle School	Middle	7–8	8.5 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.

OWNERSHIP

Occupancy	Owner occupied
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