

Single Family Residence **RESIDENTIAL**

2582 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$444,361 TopHap Estimate · \$271 / ft² · confidence 89 · as of Jul 14, 2026



3

BATHS

1,641 ft²

LIVING AREA

3.2 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$444K

\$394K low

\$495K high

Est. Owner Equity

\$444,361

TAX & ASSESSMENT

Property Tax	\$1,701 (2025)
Assessed Value	\$72,375
Previous Assessed	\$72,375
Assessor Market Value	\$289,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	3.20
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Porch · 328 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2006	Resale	Warranty Deed	\$90,000	\$55	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.9 mi
Grainger Academy	High	9–12	8.5 mi
Rutledge Middle School	Middle	7–8	8.6 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	Absentee owner
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