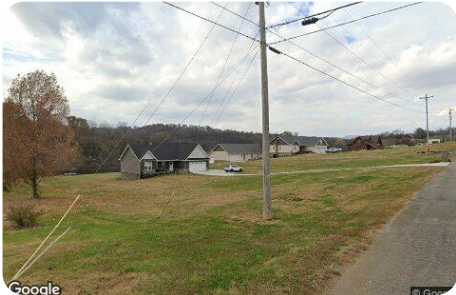


Residential - Vacant Land

RESIDENTIAL

HOLSTON RIVER DR  
RUTLEDGE, TN 37861



2.74 ac  
LOT SIZE

VALUATION

Last Sale \$125,000 · Oct 1, 2015

TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$604 (2025) |
| Assessed Value        | \$25,700     |
| Previous Assessed     | \$25,700     |
| Assessor Market Value | \$102,800    |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Grainger                  |
| Lot (acres)   | 2.74                      |
| Heating       | None                      |
| Pool          | No                        |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 25<br>FLOOD | 37<br>WILDFIRE | 84<br>HEAT | 88<br>STORM | 32<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Sep 29, 2015 | Resale | Warranty Deed | \$125,000 |                    |        |
| Jul 10, 2006 | Resale | Warranty Deed | \$144,440 |                    | \$123K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Joppa Elementary School | Elementary | PK–6   | 5.5 mi   |
| Grainger Academy        | High       | 9–12   | 8.2 mi   |
| Rutledge Middle School  | Middle     | 7–8    | 8.3 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

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>120</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>9,741</b><br>POPULATION | <b>\$51K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|