

Single Family Residence **RESIDENTIAL**

2090 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$407,552 TopHap Estimate · \$258 / ft² · confidence 67 · as of Jul 14, 2026



3

BATHS

1,580 ft²

LIVING AREA

1.37 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$408K

\$275K low

\$540K high

Last Sale

\$77,500 · Oct 9, 2012

Est. Owner Equity

\$342,102

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$700 (2025)
Assessed Value	\$29,775
Previous Assessed	\$39,050
Assessor Market Value	\$119,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	1.37
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

CLIMATE RISK

1 FLOOD	37 WILDFIRE	84 HEAT	88 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 13, 2024	Financing	Intrafamily Transfer			
Oct 5, 2012	Resale	Warranty Deed	\$77,500	\$49	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.5 mi
Grainger Academy	High	9–12	8.1 mi
Rutledge Middle School	Middle	7–8	8.2 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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