

Single Family Residence **RESIDENTIAL**

1866 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$928,704 TopHap Estimate · \$622 / ft² · confidence 94 · as of Jun 23, 2026



4

BATHS

1,492 ft²

LIVING AREA

2.56 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$929K

\$873K low

\$984K high

Last Sale

\$960,000 · Oct 27, 2025

Est. Owner Equity

\$112,704

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$1,948 (2025)
Assessed Value	\$82,900
Previous Assessed	\$82,900
Assessor Market Value	\$331,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	2.56
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished

Shed · 960 ft²

Patio · 128 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 21, 2025	Resale	Warranty Deed	\$960,000	\$643	\$816K
Jun 19, 2017	Resale	Warranty Deed	\$70,000	\$47	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.3 mi
Grainger Academy	High	9–12	8.0 mi
Rutledge Middle School	Middle	7–8	8.1 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.

OWNERSHIP

Occupancy	Owner occupied
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