

Residential - Vacant Land **RESIDENTIAL**

1866 HOLSTON RIVER DR
RUTLEDGE, TN 37861



2.9 ac
LOT SIZE

VALUATION

Last Sale **\$120,000 · Oct 27, 2025**

TAX & ASSESSMENT

Property Tax	\$631 (2025)
Assessed Value	\$26,850
Previous Assessed	\$26,850
Assessor Market Value	\$107,400

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Grainger
Lot (acres)	2.90
Heating	None
Pool	No

CLIMATE RISK

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 21, 2025	Resale	Warranty Deed	\$120,000		
Oct 8, 2021	Resale	Warranty Deed	\$75,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.3 mi
Grainger Academy	High	9–12	7.9 mi
Rutledge Middle School	Middle	7–8	8.0 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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