

Rural Residence

RESIDENTIAL

2786 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$693,936 TopHap Estimate · \$242 / ft² · confidence 82 · as of Jul 14, 2026



4

BATHS

2,864 ft²

LIVING AREA

17.05 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$694K

\$571K low

\$817K high

Last Sale

\$358,000 · Feb 26, 2021

Est. Owner Equity

\$693,936

TAX & ASSESSMENT

Property Tax	\$2,876 (2025)
Assessed Value	\$122,400
Previous Assessed	\$122,400
Assessor Market Value	\$622,700

PROPERTY FACTS

Property Type	Rural Residence
County	Grainger
Lot (acres)	17.05
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Patio · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2024	Financing	Intrafamily Transfer			
Feb 23, 2021	Resale	Warranty Deed	\$358,000	\$125	
Nov 18, 2005	Non-arms-length	Warranty Deed	\$184,600	\$64	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.8 mi
Grainger Academy	High	9–12	8.3 mi
Rutledge Middle School	Middle	7–8	8.4 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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