

Single Family Residence **RESIDENTIAL**

1612 RICKMAN MONTEREY HWY

RICKMAN, TN 38580

\$457,622 TopHap Estimate · \$168 / ft² · confidence 85 · as of Jul 14, 2026



3

BATHS

2,724 ft²

LIVING AREA

6.47 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$458K

\$390K low

\$526K high

Last Sale

\$68,000 · Feb 1, 2021

Est. Owner Equity

\$157,622

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,613 (2025)
Assessed Value	\$195,425
Previous Assessed	\$118,650
Assessor Market Value	\$781,700

PROPERTY FACTS

Property Type	Single Family Residence
County	OVERTON
Lot (acres)	6.47
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Deck · 466 ft²

CLIMATE RISK

80
FLOOD

39
WILDFIRE

85
HEAT

98
STORM

3
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2021	Resale	Warranty Deed	\$68,000	\$25	
Nov 25, 2005	Non-arms-length	Warranty Deed	\$6,600	\$2	
Dec 17, 1999	Non-arms-length	Grant Deed	\$23,500	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rickman Elementary School	Elementary	PK–8	3.1 mi
Livingston Academy	High	9–12	10.6 mi

District: Overton 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 38580

85 CRIME INDEX	105 AIR POLLUTION	2,146 POPULATION	\$64K MEDIAN IN-COME	56°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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