

Single Family Residence **RESIDENTIAL**

504 RIVERVIEW DR

FRANKLIN, TN 37064

\$549,900 TopHap Estimate · \$454 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,212 ft²

LIVING AREA

0.36 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

VALUATION

\$550K

\$518K low

\$582K high

Last Sale

\$545,000 · Jul 16, 2026

Est. Owner Equity

\$113,900

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$2,614 (2025)
Assessed Value	\$126,700
Previous Assessed	\$83,500
Assessor Market Value	\$506,800

PROPERTY FACTS

Property Type	Single Family Residence
County	WILLIAMSON
Lot (acres)	0.36
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Patio · 228 ft²

Porch · 160 ft²

CLIMATE RISK

41

FLOOD

18

WILDFIRE

29

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2026	Resale	Warranty Deed	\$545,000	\$450	\$436K
May 26, 1989	Resale	Grant Deed	\$92,000	\$76	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Moore Elementary School	Elementary	PK–4	1.1 mi
Centennial High School	High	9–12	2.5 mi
Freedom Middle School	Middle	7–8	4.3 mi

District: Williamson 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 37064

98 CRIME INDEX	130 AIR POLLUTION	69,940 POPULATION	\$123K MEDIAN IN-COME	59°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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