

Single Family Residence

RESIDENTIAL

512 RIVERVIEW DR

FRANKLIN, TN 37064

\$599,900 TopHap Estimate · \$369 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,627 ft²

LIVING AREA

0.56 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

VALUATION

\$600K

\$551K low

\$649K high

Last Sale

\$605,000 · Jul 2, 2024

Est. Owner Equity

\$401,550

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$2,061 (2023)
Assessed Value	\$139,450
Previous Assessed	\$95,575
Assessor Market Value	\$557,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.56
Foundation	Raised (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 192 ft²

Porch · 48 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2024	Resale	Warranty Deed	\$605,000	\$372	\$198K
Feb 5, 2021	Financing	Intrafamily Transfer			\$316K
May 4, 2018	Resale	Warranty Deed	\$340,000	\$209	\$323K
Apr 11, 2008	Resale	Warranty Deed	\$244,500	\$150	\$232K
Dec 15, 2005	Resale	Warranty Deed	\$198,000	\$122	\$158K
Aug 22, 1988	Resale	Grant Deed	\$98,900	\$61	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Moore Elementary School	Elementary	PK–4	1.0 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------