

Townhouse **RESIDENTIAL**

2226 RIVER ROCK XING

MURFREESBORO, TN 37128

\$321,237 TopHap Estimate · \$221 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,453 ft²

LIVING AREA

1 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

VALUATION

\$321K

\$302K low

\$340K high

Last Sale

\$324,900 · Feb 24, 2025

Est. Owner Equity

\$151,237

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$1,784 (2025)
Assessed Value	\$63,050
Previous Assessed	\$63,050
Assessor Market Value	\$252,200

PROPERTY FACTS

Property Type	Townhouse
County	Rutherford
Lot (acres)	1.00
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Rock / Gravel
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 196 ft²

CLIMATE RISK

1

FLOOD

1

WILDFIRE

90

HEAT

93

STORM

35

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 21, 2025	Resale	Warranty Deed	\$324,900	\$224	\$170K
Feb 25, 2008	Resale	Warranty Deed	\$135,000	\$93	
Dec 15, 1992	Resale	Grant Deed	\$88,400	\$61	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cason Lane Academy	Elementary	PK–6	1.4 mi
Rockvale High School	High	9–12	5.4 mi
Rockvale Middle School	Middle	6–8	5.5 mi

District: Murfreesboro City Elementary 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 37128

92 CRIME INDEX	120 AIR POLLUTION	71,270 POPULATION	\$93K MEDIAN IN-COME	59°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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