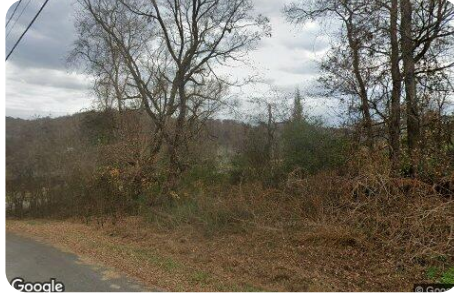


Single Family Residence **RESIDENTIAL**

1777 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$424,740 TopHap Estimate · \$272 / ft² · confidence 87 · as of Jul 14, 2026



4

BATHS

1,560 ft²

LIVING AREA

2.16 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$425K

\$370K low

\$479K high

Last Sale

\$30,000 · Nov 7, 2019

Est. Owner Equity

\$110,240

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$1,557 (2025)
Assessed Value	\$66,250
Previous Assessed	\$66,250
Assessor Market Value	\$265,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	2.16
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes

Deck · 224 ft²

Porch · 796 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	84 HEAT	88 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.5 mi
Grainger Academy	High	9–12	7.2 mi
Rutledge Middle School	Middle	7–8	7.3 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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