

Duplex (2 Units, Any Combination)

RESIDENTIAL

# 610 RIVER ROUGE DR # A

NASHVILLE, TN 37209



5

BEDS

2

BATHS

2,170 ft<sup>2</sup>

LIVING AREA

0.25 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

9

ROOMS

## VALUATION

Last Sale

\$287,500 · Oct 21, 2019

## TAX & ASSESSMENT

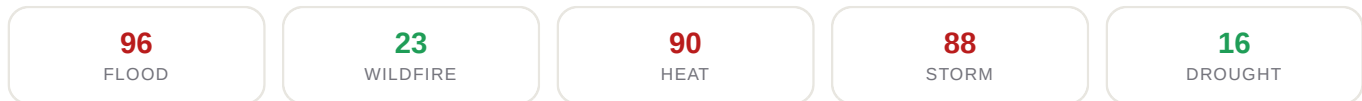
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,729 (2025) |
| Assessed Value        | \$132,500      |
| Previous Assessed     | \$103,275      |
| Assessor Market Value | \$530,000      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Davidson                          |
| Lot (acres)   | 0.25                              |
| Heating       | Central                           |
| Cooling       | Central                           |
| Pool          | No                                |

Porch · 132 ft²

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Oct 21, 2019 | Resale    | Warranty Deed       | \$287,500 | \$132  | \$230K |
| Oct 5, 2007  | Resale    | Warranty Deed       | \$165,000 | \$76   | \$145K |
| Jul 18, 2002 | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Charlotte Park Elementary School | Elementary | KG–5   | 0.2 mi   |
| H. G. Hill Middle School         | Middle     | 6–8    | 2.6 mi   |
| James Lawson High School         | High       | 9–12   | 5.1 mi   |

District: Nashville-Davidson 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 37209

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>39,607</b><br>POPULATION | <b>\$76K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|