

Single Family Residence

**RESIDENTIAL**

# 7116 RIVER RUN DR

CHATTANOOGA, TN 37416

**\$678,614** TopHap Estimate · \$225 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BATHS

**3,022 ft<sup>2</sup>**

LIVING AREA

**0.71 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$679K**

\$642K low

\$715K high

Last Sale

**\$420,000 · Oct 31, 2016**

Est. Owner Equity

**\$252,649**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,411 (2025) |
| Assessed Value        | \$159,100      |
| Previous Assessed     | \$112,450      |
| Assessor Market Value | \$636,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Hamilton                |
| Lot (acres)   | 0.71                    |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-----------|--------------------|--------|
| Oct 31, 2016 | Resale            | Warranty Deed | \$420,000 | \$139              | \$426K |
| May 25, 2007 | Resale            | Warranty Deed | \$389,900 | \$129              | \$190K |
| Mar 10, 2006 | Resale            | Grant Deed    | \$36,000  | \$12               |        |
| Jun 17, 2005 | Resale            | Grant Deed    | \$33,000  | \$11               |        |
| Jun 16, 2004 | Resale            | Grant Deed    | \$26,000  | \$9                |        |
| Jun 10, 2004 | Non-arms-length   | Warranty Deed | \$26,800  | \$9                |        |
| Apr 11, 1996 | Recorded document | Mortgage      |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Brown Middle School        | Middle     | 6–8    | 2.5 mi   |
| Central High School        | High       | 9–12   | 2.5 mi   |
| Harrison Elementary School | Elementary | PK–5   | 2.6 mi   |

District: Hamilton 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 37416

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>121</b><br>AIR POLLUTION | <b>15,213</b><br>POPULATION | <b>\$62K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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