

Single Family Residence **RESIDENTIAL**

1227 HOLSTON SHORES DR

RUTLEDGE, TN 37861

\$614,497 TopHap Estimate · \$264 / ft² · confidence 88 · as of Jul 14, 2026



3

BATHS

2,328 ft²

LIVING AREA

1.02 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$614K

\$540K low

\$689K high

Last Sale

\$355,000 · Dec 4, 2023

Est. Owner Equity

\$166,797

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$1,711 (2025)
Assessed Value	\$72,800
Previous Assessed	\$72,800
Assessor Market Value	\$291,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	1.02
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished

Deck · 32 ft²

Porch · 608 ft²

CLIMATE RISK

1

FLOOD

36

WILDFIRE

84

HEAT

88

STORM

32

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 20, 2023	Resale	Warranty Deed	\$355,000	\$152	\$349K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.5 mi
Grainger Academy	High	9–12	7.5 mi
Rutledge Middle School	Middle	7–8	7.6 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	Absentee owner
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