

Rural Residence

RESIDENTIAL

# 1750 RICKMAN MONTEREY HWY

RICKMAN, TN 38580

**\$247,266** TopHap Estimate · \$170 / ft<sup>2</sup> · confidence 56 · as of Jul 14, 2026

**2**

BATHS

**1,456 ft<sup>2</sup>**

LIVING AREA

**37.74 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$247K**

\$138K low

\$357K high

Last Sale

**\$369,398 · Nov 1, 2006**

Est. Owner Equity

**\$3,446**

Loan-to-Value

**106%**

## TAX & ASSESSMENT

Property Tax

**\$1,075 (2024)**

Assessed Value

**\$47,800**

Previous Assessed

**\$47,800**

Assessor Market Value

**\$262,700**

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| County        | Overton             |
| Lot (acres)   | 37.74               |
| Foundation    | Footing             |
| Roof          | Composition Shingle |
| Heating       | Yes                 |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Garage        | Garage, Detached    |
| Pool          | No                  |

Shed

Porch · 1,362 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Nov 2, 2022  | Financing | Intrafamily Transfer |           |        |        |
| Aug 1, 2021  | Quitclaim | Quit Claim Transfer  | \$48,000  | \$33   |        |
| Oct 30, 2006 | Resale    | Warranty Deed        | \$369,398 | \$254  | \$332K |
| Oct 26, 2006 | Resale    | Warranty Deed        | \$37,895  | \$26   |        |
| Sep 24, 1993 | Resale    | Grant Deed           | \$45,000  | \$31   |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Rickman Elementary School | Elementary | PK–8   | 3.6 mi   |
| Livingston Academy        | High       | 9–12   | 11.0 mi  |

District: Overton 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 38580

|                                      |                                         |                                        |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>85</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>2,146</div> <div>POPULATION</div> | <div>\$64K</div> <div>MEDIAN IN-COME</div> | <div>56°F</div> <div>AVG TEMP</div> | <div>57%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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