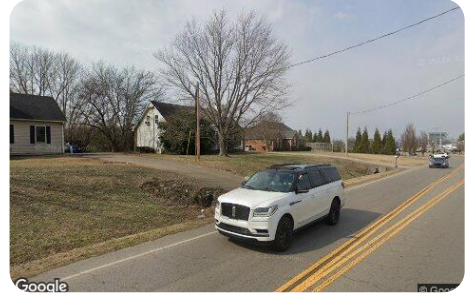


Single Family Residence **RESIDENTIAL**

821 JOHN R RICE BLVD

MURFREESBORO, TN 37129

\$377,113 TopHap Estimate · \$204 / ft² · confidence 97 · as of Jul 14, 2026



3

BATHS

1,852 ft²

LIVING AREA

0.46 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

VALUATION

\$377K

\$366K low

\$388K high

Last Sale

\$339,900 · Dec 27, 2021

Est. Owner Equity

\$107,913

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$1,353 (2025)
Assessed Value	\$72,100
Previous Assessed	\$72,100
Assessor Market Value	\$288,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Rutherford
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Rock / Gravel
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 486 ft²

Porch · 110 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

90
HEAT

92
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2021	Resale	Warranty Deed	\$339,900	\$184	\$269K
Jul 29, 2021	Resale	Warranty Deed	\$340,000	\$184	\$272K
Jul 28, 2005	Resale	Warranty Deed	\$157,000	\$85	\$149K
Jan 29, 1997	Non-arms-length	Grant Deed	\$107,000	\$58	
Aug 18, 1994	Resale	Grant Deed	\$85,500	\$46	
Aug 11, 1994	Resale	Grant Deed	\$67,000	\$36	\$68K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blackman Elementary School	Elementary	KG–5	0.9 mi
Blackman High School	High	9–12	1.1 mi
Blackman Middle School	Middle	6–8	1.2 mi

District: Rutherford 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 37129

81 CRIME INDEX	120 AIR POLLUTION	69,904 POPULATION	\$90K MEDIAN IN-COME	59°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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