

Single Family Residence **RESIDENTIAL**

245 VANCE DR

RUTLEDGE, TN 37861

\$317,496 TopHap Estimate · \$354 / ft² · confidence 89 · as of Jul 14, 2026



1

BATHS

896 ft²

LIVING AREA

100 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

VALUATION

\$317K

\$283K low

\$352K high

Last Sale

\$195,000 · Feb 17, 2022

Est. Owner Equity

\$317,496

TAX & ASSESSMENT

Property Tax	\$717 (2025)
Assessed Value	\$30,525
Previous Assessed	\$30,525
Assessor Market Value	\$122,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	100.00
Foundation	Footing
Roof	Metal
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

Porch · 236 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 11, 2022	Resale	Warranty Deed	\$195,000	\$218	
Sep 16, 2004	Resale	Warranty Deed	\$35,100	\$39	\$35K
Jul 27, 2001	Resale	Grant Deed	\$30,500	\$34	
Oct 4, 1991	Resale	Grant Deed	\$18,000	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutledge Primary School	Elementary	PK–1	5.0 mi
Grainger County Adult High School	High	9–12	5.4 mi
Rutledge Middle School	Middle	7–8	5.8 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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