

Single Family Residence **RESIDENTIAL**

1392 HOLSTON RIVER DR

RUTLEDGE, TN 37861

\$290,369 TopHap Estimate · \$189 / ft² · confidence 89 · as of Jul 14, 2026



3

BATHS

1,536 ft²

LIVING AREA

2.8 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$290K

\$257K low

\$324K high

Last Sale

\$310,000 · Nov 16, 2018

Est. Owner Equity

\$15,369

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,519 (2025)
Assessed Value	\$64,625
Previous Assessed	\$64,625
Assessor Market Value	\$258,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Grainger
Lot (acres)	2.80
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	No

Stable

Porch · 292 ft²

CLIMATE RISK

1

FLOOD

38

WILDFIRE

84

HEAT

88

STORM

32

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2018	Resale	Warranty Deed	\$310,000	\$202	\$264K
Apr 29, 2016	Resale	Warranty Deed	\$286,000	\$186	\$286K
Jan 27, 2014	Resale	Warranty Deed	\$260,000	\$169	\$260K
Mar 28, 2005	Resale	Warranty Deed	\$146,260	\$95	\$142K
Nov 15, 2004	Financing	Trustees Deed			\$122K
Sep 10, 2004	Resale	Warranty Deed	\$17,500	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joppa Elementary School	Elementary	PK–6	5.1 mi
Grainger Academy	High	9–12	7.6 mi
Rutledge Middle School	Middle	7–8	7.7 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	Owner occupied
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