

Single Family Residence

RESIDENTIAL

646 RIVER ROUGE DR

NASHVILLE, TN 37209

\$379,003 TopHap Estimate · \$336 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,128 ft²

LIVING AREA

0.21 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$379K

\$357K low

\$401K high

Last Sale

\$100,000 · Feb 6, 2003

Est. Owner Equity

\$271,003

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,729 (2025)
Assessed Value	\$96,975
Previous Assessed	\$65,175
Assessor Market Value	\$387,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.21
Foundation	Raised (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 42 ft²

CLIMATE RISK

1

FLOOD

20

WILDFIRE

90

HEAT

88

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2003	Resale	Grant Deed	\$100,000	\$89	\$99K
Jul 24, 2000	Quitclaim	Quit Claim Transfer			
Sep 28, 1989	Resale	Grant Deed	\$74,060	\$66	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.8 mi
James Lawson High School	High	9–12	5.3 mi

District: Nashville-Davidson 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 37209

125 CRIME INDEX	101 AIR POLLUTION	39,607 POPULATION	\$76K MEDIAN IN-COME	58°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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