

Single Family Residence

RESIDENTIAL

653 RIVER ROUGE DR

NASHVILLE, TN 37209

\$609,043

TopHap Estimate · \$280 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,175 ft²

LIVING AREA

0.45 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$609K

\$585K low

\$633K high

Last Sale

\$1,100,000 · Oct 4, 2024

Est. Owner Equity

\$609,043

TAX & ASSESSMENT

Property Tax	\$4,537 (2025)
Assessed Value	\$161,225
Previous Assessed	\$88,700
Assessor Market Value	\$644,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.45
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 210 ft²

Porch · 284 ft²

CLIMATE RISK

91 FLOOD	23 WILDFIRE	90 HEAT	88 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 3, 2024	Resale	Warranty Deed	\$1,100,000	\$506	
Nov 8, 2022	Resale	Warranty Deed	\$627,500	\$289	
Dec 16, 2003	Resale	Grant Deed	\$197,880	\$91	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.9 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	Absentee owner
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