

Single Family Residence

**RESIDENTIAL**

# 512 RIVER ROUGE DR

NASHVILLE, TN 37209

**\$481,926** TopHap Estimate · \$210 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,300 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$482K**

\$438K low

\$526K high

Last Sale

**\$475,000 · May 17, 2024**

Est. Owner Equity

**\$15,530**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,055 (2025) |
| Assessed Value        | \$108,550      |
| Previous Assessed     | \$69,325       |
| Assessor Market Value | \$434,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Davidson                |
| Lot (acres)   | 0.28                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Deck · 352 ft²

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>71</b><br>FLOOD | <b>18</b><br>WILDFIRE | <b>90</b><br>HEAT | <b>88</b><br>STORM | <b>16</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| May 10, 2024 | Resale            | Warranty Deed       | \$475,000 | \$207  | \$466K |
| Oct 20, 2017 | Quitclaim         | Quit Claim Transfer |           |        | \$150K |
| Oct 21, 2014 | Recorded document | Grant Deed          |           |        |        |
| Jun 24, 2014 | Resale            | Warranty Deed       | \$127,900 | \$56   | \$100K |
| Sep 24, 2002 | Resale            | Grant Deed          | \$100,000 | \$43   | \$97K  |
| Dec 18, 2001 | Non-arms-length   | Trustees Deed       | \$109,000 | \$47   |        |
| Jan 9, 1997  | Resale            | Grant Deed          | \$95,000  | \$41   | \$95K  |
| Jan 5, 1997  | Non-arms-length   | Grant Deed          | \$95,000  | \$41   |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Charlotte Park Elementary School | Elementary | KG–5   | 0.3 mi   |
| H. G. Hill Middle School         | Middle     | 6–8    | 2.3 mi   |

|                          |      |      |        |
|--------------------------|------|------|--------|
| James Lawson High School | High | 9–12 | 5.2 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

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>125</div> <div>CRIME INDEX</div> | <div>101</div> <div>AIR POLLUTION</div> | <div>39,607</div> <div>POPULATION</div> | <div>\$76K</div> <div>MEDIAN IN-COME</div> | <div>58°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|