

Single Family Residence

RESIDENTIAL

627 RIVER ROUGE DR

NASHVILLE, TN 37209

\$678,538 TopHap Estimate · \$247 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,750 ft²

LIVING AREA

0.51 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$679K

\$643K low

\$714K high

Last Sale

\$199,900 · Sep 18, 2002

Est. Owner Equity

\$491,038

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$4,440 (2025)
Assessed Value	\$157,800
Previous Assessed	\$116,250
Assessor Market Value	\$631,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.51
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 126 ft²

Patio · 350 ft²

Porch · 60 ft²

CLIMATE RISK

35 FLOOD	24 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
Jun 6, 2006	Quitclaim	Quit Claim Transfer			
Sep 18, 2002	Resale	Grant Deed	\$199,900	\$73	\$151K
Oct 18, 1996	Resale	Grant Deed	\$95,000	\$35	\$68K
Apr 23, 1992	Resale	Grant Deed	\$95,000	\$35	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.7 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

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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