

Single Family Residence

RESIDENTIAL

520 RIVER ROUGE DR

NASHVILLE, TN 37209

\$481,961 TopHap Estimate · \$222 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,172 ft²

LIVING AREA

0.34 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$482K

\$451K low

\$512K high

Last Sale

\$480,000 · Jun 5, 2023

Est. Owner Equity

\$251,961

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,337 (2025)
Assessed Value	\$118,575
Previous Assessed	\$79,150
Assessor Market Value	\$474,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.34
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Pool	No

Patio · 160 ft²

Porch · 96 ft²

CLIMATE RISK

95

FLOOD

15

WILDFIRE

90

HEAT

88

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2023	Resale	Warranty Deed	\$480,000	\$221	\$230K
Mar 4, 2002	Resale	Grant Deed	\$132,000	\$61	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.2 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

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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