

Single Family Residence **RESIDENTIAL**

621 RIVER ROUGE DR

NASHVILLE, TN 37209

\$1,059,730 TopHap Estimate · \$369 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,872 ft²

LIVING AREA

0.61 ac

LOT SIZE

1963

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$550,000 · Jun 20, 2018

Est. Owner Equity

\$673,230

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$7,046 (2025)
Assessed Value	\$250,400
Previous Assessed	\$161,075
Assessor Market Value	\$1,001,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.61
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 274 ft²

Patio · 406 ft²

CLIMATE RISK

35
FLOOD

24
WILDFIRE

90
HEAT

88
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2018	Resale	Warranty Deed	\$550,000	\$192	\$388K
Dec 13, 2011	Resale	Warranty Deed	\$168,900	\$59	
Feb 20, 2001	Resale	Grant Deed	\$141,872	\$49	\$135K

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	5.1 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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