

Single Family Residence

RESIDENTIAL

639 RIVER ROUGE DR

NASHVILLE, TN 37209

\$686,266

TopHap Estimate · \$276 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,485 ft²

LIVING AREA

0.48 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$686K

\$653K low

\$719K high

Last Sale

\$113,500 · Mar 20, 2001

Est. Owner Equity

\$492,266

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,601 (2025)
Assessed Value	\$163,500
Previous Assessed	\$111,975
Assessor Market Value	\$654,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.48
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Pool	No

Porch · 430 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
Jan 17, 2006	Financing	Intrafamily Transfer			\$154K
Mar 20, 2001	Resale	Grant Deed	\$113,500	\$46	\$108K
Apr 29, 1997	Non-arms-length	Grant Deed	\$102,000	\$41	
Mar 24, 1997	Resale	Grant Deed	\$68,900	\$28	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.8 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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