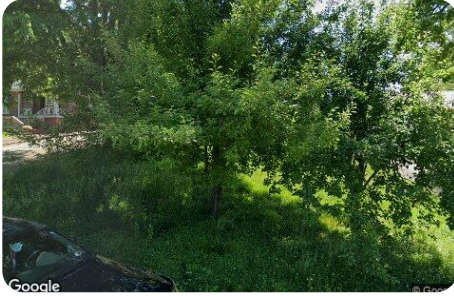


Single Family Residence **RESIDENTIAL**

529 RIVER ROUGE DR

NASHVILLE, TN 37209

\$440,773 TopHap Estimate · \$302 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,458 ft²
LIVING AREA

0.23 ac
LOT SIZE

1961
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$441K

\$410K low

\$472K high

Last Sale

\$104,945 · Jul 1, 1999

Est. Owner Equity

\$340,773

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,795 (2025)
Assessed Value	\$99,325
Previous Assessed	\$68,650
Assessor Market Value	\$397,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.23
Foundation	Raised (Unspecified)
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Pool	No

Patio · 264 ft²

CLIMATE RISK

1
FLOOD

15
WILDFIRE

90
HEAT

88
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 2003	Quitclaim	Quit Claim Transfer			
Jul 1, 1999	Resale	Grant Deed	\$104,945	\$72	\$105K
May 25, 1995	Non-arms-length	Grant Deed	\$83,750	\$57	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.2 mi
H. G. Hill Middle School	Middle	6–8	2.4 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.

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	Absentee owner
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