

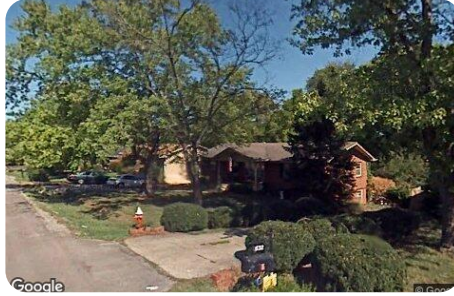
Single Family Residence

RESIDENTIAL

532 RIVER ROUGE DR

NASHVILLE, TN 37209

\$475,603 TopHap Estimate · \$226 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,103 ft²

LIVING AREA

0.34 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$476K

\$444K low

\$507K high

Last Sale

\$174,900 · Jun 23, 2005

Est. Owner Equity

\$345,603

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$3,356 (2025)
Assessed Value	\$119,275
Previous Assessed	\$79,650
Assessor Market Value	\$477,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.34
Heating	Central
Cooling	Central
Pool	No

Deck · 305 ft²

Patio · 535 ft²

Porch · 72 ft²

CLIMATE RISK

93 FLOOD	18 WILDFIRE	90 HEAT	88 STORM	16 DROUGHT
--------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2005	Resale	Warranty Deed	\$174,900	\$83	\$140K
Dec 22, 2004	Non-arms-length	Warranty Deed	\$150,139	\$71	\$150K
May 25, 2004	Resale	Grant Deed	\$150,000	\$71	

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	5.2 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
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------