

Single Family Residence **RESIDENTIAL**

# 504 RIVER ROUGE DR

NASHVILLE, TN 37209

**\$400,572** TopHap Estimate · \$260 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,541 ft<sup>2</sup>**

LIVING AREA

**0.38 ac**

LOT SIZE

**1965**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$401K**

\$374K low

\$427K high

Last Sale

**\$150,000 · Jan 26, 2009**

Est. Owner Equity

**\$140,572**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,825 (2025) |
| Assessed Value        | \$100,400      |
| Previous Assessed     | \$65,375       |
| Assessor Market Value | \$401,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Davidson                |
| Lot (acres)   | 0.38                    |
| Roof          | Roll Tar & Gravel       |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 28 ft²

## CLIMATE RISK

**51**  
FLOOD

**23**  
WILDFIRE

**90**  
HEAT

**88**  
STORM

**16**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Oct 11, 2023 | Financing | Intrafamily Transfer |           |        | \$260K |
| Sep 8, 2022  | Financing | Intrafamily Transfer |           |        |        |
| Jun 21, 2021 | Quitclaim | Quit Claim Transfer  |           |        | \$219K |
| Jan 15, 2009 | Resale    | Warranty Deed        | \$150,000 | \$97   | \$60K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Charlotte Park Elementary School | Elementary | KG–5   | 0.4 mi   |
| H. G. Hill Middle School         | Middle     | 6–8    | 2.2 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>39,607</b><br>POPULATION | <b>\$76K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|