

Single Family Residence

RESIDENTIAL

523 RIVER ROUGE DR

NASHVILLE, TN 37209

\$404,196 TopHap Estimate · \$289 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,400 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$404K

\$366K low

\$442K high

Last Sale

\$156,994 · Jul 19, 2006

Est. Owner Equity

\$344,196

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$2,856 (2025)
Assessed Value	\$101,475
Previous Assessed	\$72,125
Assessor Market Value	\$405,900

PROPERTY FACTS

Property Type	Single Family Residence
County	DAVIDSON
Lot (acres)	0.23
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	19 WILDFIRE	90 HEAT	88 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 15, 2026	Financing	Mortgage			\$60K
Jul 14, 2006	Resale	Warranty Deed	\$156,994	\$112	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Park Elementary School	Elementary	KG–5	0.3 mi
H. G. Hill Middle School	Middle	6–8	2.3 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	Owner occupied
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