

Single Family Residence **RESIDENTIAL**

45 MAGNOLIA RIDGE DR

ROSSVILLE, TN 38066

\$706,996 TopHap Estimate · \$210 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

3,367 ft²

LIVING AREA

1 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$707K

\$656K low

\$758K high

Last Sale

\$674,900 · Dec 31, 2024

Est. Owner Equity

\$182,096

Loan-to-Value

74%

TAX & ASSESSMENT

Assessed Value	\$189,775
Previous Assessed	\$128,325
Assessor Market Value	\$759,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	1.00
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished

Porch · 336 ft²

CLIMATE RISK

34
FLOOD

46
WILDFIRE

93
HEAT

78
STORM

33
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2024	Resale	Warranty Deed	\$674,900	\$200	\$525K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southwest Elementary School	Elementary	PK–5	7.6 mi
West Junior High School	Middle	6–8	11.6 mi
Fayette-Ware High School	High	9–12	19.6 mi

District: Fayette 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 38066

121 CRIME INDEX	110 AIR POLLUTION	3,574 POPULATION	\$103K MEDIAN IN-COME	61°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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