

Single Family Residence **RESIDENTIAL**

95 MAGNOLIA RIDGE DR

ROSSVILLE, TN 38066

\$604,893 TopHap Estimate · \$193 / ft² · confidence 87 · as of Jul 14, 2026



3

BATHS

3,136 ft²

LIVING AREA

1 ac

LOT SIZE

2025

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$605K

\$526K low

\$684K high

Last Sale

\$763,707 · Jun 23, 2025

Est. Owner Equity

\$604,893

TAX & ASSESSMENT

Assessed Value	\$111,975
Previous Assessed	\$19,125
Assessor Market Value	\$447,900

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 · 434 ft²

CLIMATE RISK

10
FLOOD

45
WILDFIRE

93
HEAT

78
STORM

33
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 20, 2025	Resale	Warranty Deed	\$763,707	\$244	

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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