

Single Family Residence

RESIDENTIAL

304 ROSCOMMON DR

BRISTOL, TN 37620

\$608,142 TopHap Estimate · \$184 / ft² · confidence 93 · as of Jul 14, 2026



4

BATHS

3,303 ft²

LIVING AREA

0.52 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$608K

\$567K low

\$650K high

Last Sale

\$450,000 · Dec 29, 2021

Est. Owner Equity

\$388,142

Loan-to-Value

35%

TAX & ASSESSMENT

Assessed Value	\$139,100
Previous Assessed	\$84,750
Assessor Market Value	\$556,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Sullivan
Lot (acres)	0.52
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Finished
Pool	No

Deck · 400 ft²

Patio · 180 ft²

Porch · 387 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 29, 2021	Resale	Warranty Deed	\$450,000	\$136	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holston View Elementary School	Elementary	PK–5	1.6 mi
Tennessee Middle School	Middle	6–8	3.7 mi
Tennessee High School	High	9–12	3.9 mi

District: Bristol City 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 37620

116 CRIME INDEX	107 AIR POLLUTION	39,040 POPULATION	\$56K MEDIAN IN-COME	54°F AVG TEMP	53% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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