

Single Family Residence **RESIDENTIAL**

# 2749 ROSEDALE PL

NASHVILLE, TN 37211

**\$584,804** TopHap Estimate · \$363 / ft<sup>2</sup> · confidence 93 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,613 ft<sup>2</sup>**

LIVING AREA

**3,920 ft<sup>2</sup>**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$585K**

\$544K low

\$626K high

Last Sale

**\$159,000 · Sep 8, 2014**

Est. Owner Equity

**\$584,804**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,897 (2025) |
| Assessed Value        | \$140,075      |
| Previous Assessed     | \$94,250       |
| Assessor Market Value | \$560,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DAVIDSON                |
| Lot (acres)   | 0.09                    |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 200 ft²

## CLIMATE RISK

**1**  
FLOOD

**22**  
WILDFIRE

**92**  
HEAT

**76**  
STORM

**16**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------------|-----------|--------|--------|
| Apr 29, 2026 | Quitclaim        | Quit Claim Transfer |           |        |        |
| Aug 21, 2014 | Foreclosure sale | Trustees Deed       | \$159,000 | \$99   |        |
| Sep 8, 2003  | Resale           | Grant Deed          | \$171,400 | \$106  | \$169K |
| Nov 3, 1999  | Resale           | Trustees Deed       | \$144,483 | \$90   | \$137K |
| Nov 3, 1999  | Quitclaim        | Quit Claim Transfer |           |        |        |
| Jun 9, 1999  | Resale           | Grant Deed          | \$52,089  | \$32   | \$1M   |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Fall-Hamilton Elementary School | Elementary | KG–5   | 0.8 mi   |
| LEAD Cameron Middle School      | Middle     | 6–8    | 1.8 mi   |
| Glenclyff High School           | High       | 9–12   | 2.5 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 37211

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>88</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>80,256</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|