

Single Family Residence **RESIDENTIAL**

2012 ROSECLIFF DR

NASHVILLE, TN 37206

\$565,700 TopHap Estimate · \$367 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,543 ft²

LIVING AREA

0.27 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$566K

\$527K low

\$604K high

Last Sale

\$285,000 · Sep 18, 2015

Est. Owner Equity

\$163,700

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,814 (2025)
Assessed Value	\$135,550
Previous Assessed	\$91,900
Assessor Market Value	\$542,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.27
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

87
FLOOD

21
WILDFIRE

92
HEAT

84
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 14, 2015	Resale	Warranty Deed	\$285,000	\$185	\$252K
May 29, 2013	Resale	Warranty Deed	\$244,000	\$158	\$223K
May 28, 2010	Resale	Warranty Deed	\$175,000	\$113	\$173K
Nov 6, 2009	Resale	Warranty Deed	\$100,000	\$65	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stratford STEM Magnet School	Middle	6–12	0.5 mi
Rosebank Elementary School	Elementary	KG–5	0.5 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 37206

131 CRIME INDEX	101 AIR POLLUTION	26,356 POPULATION	\$89K MEDIAN IN-COME	59°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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