

Single Family Residence **RESIDENTIAL**

35 MAGNOLIA RIDGE DR

ROSSVILLE, TN 38066

\$753,270 TopHap Estimate · \$209 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

3,602 ft²

LIVING AREA

2020

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$753K

\$715K low

\$792K high

Last Sale

\$558,257 · Nov 18, 2019

Est. Owner Equity

\$404,270

Loan-to-Value

44%

TAX & ASSESSMENT

Assessed Value	\$217,525
Previous Assessed	\$164,800
Assessor Market Value	\$870,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	Yes

Deck · 120 ft²

Patio · 120 ft²

Porch · 232 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2019	Resale	Warranty Deed	\$558,257	\$155	\$182K

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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