

Single Family Residence **RESIDENTIAL**

# 55 BAILEY RIDGE CV

ROSSVILLE, TN 38066

**\$388,398** TopHap Estimate · \$185 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BATHS

**2,101 ft<sup>2</sup>**  
LIVING AREA

**2006**  
YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$388K**

\$377K low

\$400K high

Last Sale

**\$215,000 · Mar 9, 2006**

Est. Owner Equity

**\$173,398**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$93,375  |
| Previous Assessed     | \$60,725  |
| Assessor Market Value | \$373,500 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Fayette                 |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Finished        |
| Pool          | No                      |

Porch · 361 ft²

## CLIMATE RISK

**97**  
FLOOD

**43**  
WILDFIRE

**93**  
HEAT

**78**  
STORM

**33**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Jul 12, 2004 | Quitclaim | Quit Claim Transfer |           |        |      |
| Jul 12, 2004 | Resale    | Warranty Deed       | \$132,000 | \$63   |      |
| Jul 12, 2004 | Resale    | Grant Deed          | \$132,000 | \$63   |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Southwest Elementary School | Elementary | PK–5   | 7.8 mi   |
| West Junior High School     | Middle     | 6–8    | 11.6 mi  |
| Fayette-Ware High School    | High       | 9–12   | 19.9 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

|                                       |                                         |                                        |                                             |                                     |                                    |
|---------------------------------------|-----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>121</div> <div>CRIME INDEX</div> | <div>110</div> <div>AIR POLLUTION</div> | <div>3,574</div> <div>POPULATION</div> | <div>\$103K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>64%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|