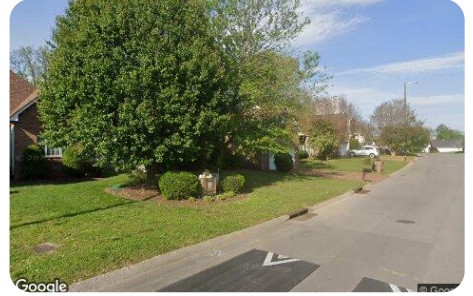


Single Family Residence **RESIDENTIAL**

2044 RANSOM PL

NASHVILLE, TN 37217

\$345,394 TopHap Estimate · \$245 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,411 ft²

LIVING AREA

0.19 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$345K

\$336K low

\$355K high

Last Sale

\$135,000 · Oct 29, 2002

Est. Owner Equity

\$192,953

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,433 (2025)
Assessed Value	\$86,450
Previous Assessed	\$64,250
Assessor Market Value	\$345,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.19
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 117 ft²

Porch · 312 ft²

CLIMATE RISK

1

FLOOD

15

WILDFIRE

91

HEAT

76

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2002	Quitclaim	Quit Claim Transfer			
Oct 29, 2002	Resale	Grant Deed	\$135,000	\$96	\$134K
Apr 29, 1998	Resale	Grant Deed	\$126,300	\$90	\$125K
Apr 27, 1998	Non-arms-length	Grant Deed	\$126,300	\$90	
Oct 3, 1994	Financing	Grant Deed			\$104K
Sep 28, 1994	Resale	Grant Deed	\$103,943	\$74	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Una Elementary School	Elementary	KG–5	0.6 mi
Apollo Middle School	Middle	6–8	1.5 mi
Antioch High School	High	9–12	4.3 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 37217

87 CRIME INDEX	104 AIR POLLUTION	35,417 POPULATION	\$58K MEDIAN IN-COME	59°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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