

Single Family Residence

RESIDENTIAL

45 BAILEY RIDGE LN

ROSSVILLE, TN 38066

\$443,628 TopHap Estimate · \$194 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,289 ft²

LIVING AREA

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$444K

\$408K low

\$479K high

Last Sale

\$435,530 · Nov 21, 2025

Est. Owner Equity

\$268,628

Loan-to-Value

40%

TAX & ASSESSMENT

Assessed Value	\$98,500
Previous Assessed	\$64,975
Assessor Market Value	\$394,000

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

Patio · 410 ft²

Porch · 93 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2025	Resale	Warranty Deed	\$435,530	\$190	\$175K
Sep 28, 2018	Resale	Warranty Deed	\$259,900	\$114	\$255K
Apr 13, 2016	Resale	Warranty Deed	\$227,000	\$99	\$315K
Oct 14, 2011	Resale	Warranty Deed	\$190,000	\$83	\$185K
Aug 9, 2004	Resale	Grant Deed	\$186,000	\$81	
Dec 22, 2003	Non-arms-length	Grant Deed	\$161,500	\$71	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southwest Elementary School	Elementary	PK–5	7.6 mi
West Junior High School	Middle	6–8	11.4 mi
Fayette-Ware High School	High	9–12	19.7 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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