

Single Family Residence **RESIDENTIAL**

45 BAILEY RIDGE CV

ROSSVILLE, TN 38066

\$453,651 TopHap Estimate · \$201 / ft² · confidence 92 · as of Jul 14, 2026



4

BATHS

2,257 ft²

LIVING AREA

2000

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$454K

\$417K low

\$491K high

Last Sale

\$211,850 · Jun 12, 2001

Est. Owner Equity

\$309,051

Loan-to-Value

32%

TAX & ASSESSMENT

Assessed Value	\$98,425
Previous Assessed	\$65,450
Assessor Market Value	\$393,700

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 · 315 ft²

Porch · 146 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
Mar 11, 2022	Financing	Intrafamily Transfer			
Jun 12, 2001	Resale	Grant Deed	\$211,850	\$94	

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

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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