

Residential - Vacant Land

RESIDENTIAL

2202 ROSECLIFF DR

NASHVILLE, TN 37206

\$532,728 TopHap Estimate · \$327 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,630 ft²

LIVING AREA

0.3 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$533K

\$476K low

\$589K high

Est. Owner Equity

\$263,728

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,005 (2025)
Assessed Value	\$71,250
Previous Assessed	\$42,500
Assessor Market Value	\$285,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	DAVIDSON
Lot (acres)	0.30
Foundation	No Foundation
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Deck · 100 ft²

Porch · 80 ft²

CLIMATE RISK

96
FLOOD

20
WILDFIRE

92
HEAT

84
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2023	Financing	Intrafamily Transfer			
Apr 27, 1990	Resale	Grant Deed	\$74,500	\$46	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosebank Elementary School	Elementary	KG–5	0.6 mi
Stratford STEM Magnet School	Middle	6–12	0.7 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 37206

131 CRIME INDEX	101 AIR POLLUTION	26,356 POPULATION	\$89K MEDIAN IN-COME	59°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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