

Single Family Residence **RESIDENTIAL**

# 345 ROSELAND PL

MEMPHIS, TN 38111

**\$675,601** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**4,251 ft<sup>2</sup>**

LIVING AREA

**0.52 ac**

LOT SIZE

**1949**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$676K**

\$601K low

\$750K high

Last Sale

**\$690,000 · Oct 11, 2024**

Est. Owner Equity

**\$20,101**

Loan-to-Value

**97%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,740 (2025) |
| Assessed Value        | \$176,225      |
| Previous Assessed     | \$120,400      |
| Assessor Market Value | \$704,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | SHELBY                  |
| Lot (acres)   | 0.52                    |
| Foundation    | No Foundation           |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 144 ft²

## CLIMATE RISK

**43**  
FLOOD

**35**  
WILDFIRE

**43**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Oct 3, 2024  | Resale          | Warranty Deed | \$690,000 | \$162  | \$656K |
| Dec 2, 2011  | Resale          | Grant Deed    | \$255,000 | \$60   | \$340K |
| Apr 21, 2011 | Non-arms-length | Trustees Deed | \$367,000 | \$86   |        |
| Feb 18, 2003 | Resale          | Grant Deed    | \$370,000 | \$87   |        |
| Feb 18, 2003 | Resale          | Grant Deed    | \$370,000 | \$87   | \$296K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| White Station High School       | High       | 9–12   | 1.3 mi   |
| White Station Elementary School | Elementary | PK–5   | 2.0 mi   |
| White Station Middle School     | Middle     | 6–8    | 3.0 mi   |

District: Memphis-Shelby County Schools

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 38111

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>128</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>38,924</b><br>POPULATION | <b>\$63K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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